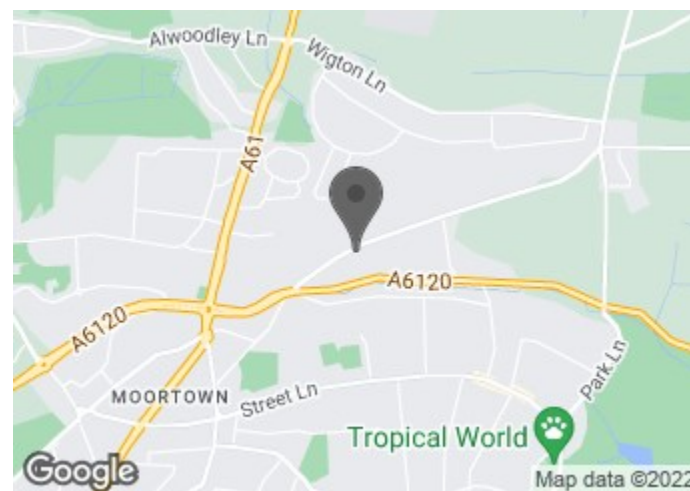


McCARTHY STONE RESALES

27 THACKRAH COURT 1 SQUIRREL WAY, LEEDS, LS17 8FQ



COUNCIL TAX BAND:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All

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A SPACIOUS two bedroom ground floor CORNER apartment in a MOST ENVIABLE POSITION within the development with a SOUTH FACING BALCONY and WESTERLY side aspect. SITUATED WITHIN A McCARTHY STONE Retirement Living Plus development with an on-site RESTAURANT, ESTATE MANAGER, CQC REGISTERED CARE TEAM and located on a BUS ROUTE.

ASKING PRICE £300,000 LEASEHOLD

For further details, please call **0345 556 4104**
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THACKRAH COURT, SQUIRREL WAY, SHADWELL, LEEDS

SUMMARY

Thackrah Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's. The development consists of 60 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring. As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration. Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here. Thackrah Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms. Bespoke care packages are also, please enquire with the on-site team for further information.

LOCAL AREA

Thackrah Court is situated on Shadwell Lane in a popular suburb in Leeds. The development is conveniently situated on a bus route with stops right outside the development. There is a medical centre within 400 meters and there are more facilities approximately half a mile of Thackrah Court in Moortown, including banks, newsagent, bakers, pubs and restaurants and a Marks & Spencers Food Hall supermarket.

ENTRANCE HALL

Front door with spy hole leads to the very spacious entrance hall- illuminated light switches, a smoke detector, the apartment security door entry system with intercom and the 24-hour

Tunstall emergency response pull cord system are all located in the hall. There is a sizable storage cupboard housing the hot water system and Ventaxia air circulation unit. From the hallway, doors lead to the lounge, bedrooms, wet room and separate WC.

LIVING ROOM

A wonderfully bright and airy, dual aspect room and the benefit of French doors opening onto a balcony with views onto attractive trees and Shadwell Lane Recreation Field- perfect for watching the goings on. There is a modern, wall-mounted electric fire and ample space for dining, raised electric sockets, two ceiling lights, TV and telephone points and an electric radiator. Partially glazed double doors lead into the separate kitchen.

KITCHEN

Well equipped modern kitchen with a range of wood effect wall and base units with a granite effect worktop, Stainless steel sink and drainer unit with mono lever tap and an electrically operated window above with a Southerly aspect above. Appliances include a raised level oven, ceramic hob with cooker hood over, integrated dishwasher and fridge and freezer. Finished with tiled flooring, tiled splashbacks, central ceiling spotlights, under pelmet lighting and well-placed power sockets.

BEDROOM ONE

A spacious, westerly facing, double bedroom benefiting from a walk-in wardrobe dressing room housing shelves and hanging rails. There are raised electric sockets, a ceiling light, double glazed window, TV and telephone points and an emergency pull-cord.

BEDROOM TWO

Another spacious double bedroom, which could alternatively be used as a separate dining room or office. There are raised electric sockets, ceiling light, double glazed window, TV and telephone points.

WETROOM

Fully tiled with slip resistant flooring and comprising of a level access shower with wall-mounted folding seat, hand rail, shower curtain and adjustable shower head over, WC, vanity unit with wash basin and mirror with shaver light above. Electric

2 BED | £300,000

fan heater, electric heated towel rail, extractor fan and emergency pull-cord.

SERVICE CHARGE

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Intruder alarm system

Additional personal care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be increased to suit your needs.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £9,228.28 pa (for financial year end 30/09/2022)

CAR PARKING PERMIT SCHEME- SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

LEASEHOLD INFORMATION

Lease Length: 125 years from 2015

Ground rent: £510 per annum

Managed by: Your Life Management Services

