

# HARDISTY AND CO

## Southlands Premire Later Living Apartments



£210,000  
Price



# HARDISTY AND CO

A unique & extremely rare opportunity arises to acquire luxury apartments set in superb, beautifully tended & manicured award-winning grounds with car parking facilities. Southlands offers the flexibility of independent living with the option of including partial or full care and support packages to suit individual needs, now, or in the future. Each property is finished to a high specification with modern “Shaker” style kitchens, modern décor and carpets, modern wet/shower rooms & provides a safe and secure environment for buyers over 55 years of age. The properties are available as one, two and larger two bedroom apartments making them ideal for both single people and couples. Early viewing a must! EPC -



## HORSFORTH

horsforth@hardistyandco.com  
0113 2390012

## GUISELEY

guiseley@hardistyandco.com  
01943 870970

## OTLEY

otley@hardistyandco.com  
01943 468999

## LS12

ls12@hardistyandco.com  
0113 2310933

## INTRODUCTION

This development allows you to own your own property, live independently, in a stunning setting with the option, over time, to take advantage of "pick and mix" gold standard accredited care and support packages at a time when you need them. The properties have the added advantage of a superb social element where many activities and social events are organised for those still young at heart and mind. The original building of Southlands dates back to the early 1900's and has been sympathetically extended and modernised to a high specification incorporating two beautiful additions in modern stone. The building consists of The Coach House, Main House and Principal Building. The apartments are set over four floors which are serviced by lifts and each apartment has its own emergency call system with twenty-four-hour emergency assistance on hand for all properties, irrespective of care package, giving owners freedom with peace of mind.

## THE PACKAGE

The properties are available to purchase outright or for an equity share purchase. Westward Care believe that Southlands allows retirees or those requiring health and social care assistance to "right size" not downsize according to their individual needs and requirements. Residents of Southlands have the benefits of sharing stunning communal areas, including a relaxing sumptuous sitting room, two beautiful dining rooms, a bar and a hairdressing salon. There are bathrooms

available for all residents to use, located on two floors for those needing bathing assistance. The properties have a building service charge of £57 per week. Further, there is an additional charge covering utilities and other services including gas, electric, water, Council Tax, telephone rental/calls and Wi-Fi along with access to communal spaces and a reception concierge service with prices starting from £138 per week. In addition to care and support packages, optional services such as housekeeping, laundry, minor maintenance and dining packages are available to all apartment owners at a separate charge (please enquire for further information).

## THE CONCEPT

The beauty of this development is the fact that as you develop into later life there may never be any need for you to move anywhere, Southlands is the place where care and support comes to you when you need it the most. You can enjoy the privacy of your own home without every day worries of running a house or you may never have to sell up and move into a care home. Westward Care pride themselves on an enhanced care status by Leeds City Council, the Care Homes Hallmark Award under the Gold Standards Framework and highly trained staff. Westward Care offer a unique buy back option on all apartments which can ensure that your decision to purchase is protected. (please enquire for further details)

## LOCATION

Southlands is conveniently situated in Roundhay, Leeds close to the famous Roundhay Park, the vibrant and cosmopolitan area of Street Lane with its delightful local shops, cafes and infamous restaurants. The apartments are convenient for bus links to Leeds City Centre and the Leeds inner and outer Ring Roads which give easy access to the A1 and M1, are close at hand making access to Southlands easy and straight forward for relatives and visitors.

HOW TO FIND THE PROPERTY  
SAT NAV - Post Code - LS8 2JU.

## ACCOMMODATION

### GROUND FLOOR

With reception and concierge, lift and stairs up to the ...

### SECOND FLOOR

#### LANDING

Private entrance door to ...

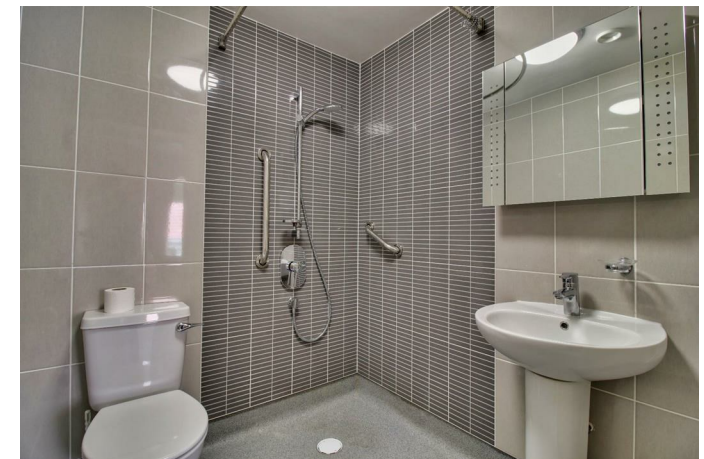
#### ENTRANCE LOBBY

With door to ...

#### LIVING/DINING KITCHEN

20'8" x 13'9"

A lovely spacious, light and airy room with particularly impressive 'L' shaped layout which gives a defined, modern kitchen space. There is ample dining space and a good size lounge area to relax with pleasant outlook towards the Coach House. The kitchen is



## HORSFORTH

horsforth@hardistyandco.com  
0113 2390012

## GUISELEY

guiseley@hardistyandco.com  
01943 870970

## OTLEY

otley@hardistyandco.com  
01943 468999

## LS12

ls12@hardistyandco.com  
0113 2310933



comprehensively fitted in a modern range of stylish white "Shaker" style units with modern work surface and stainless-steel sink and side drainer with mixer tap. There is an integrated electric hob, oven and extractor hood. Tall integrated larder style fridge freezer.

**BEDROOM ONE**  
14'8" x 10'6"

A really good size double bedroom with bright, modern decor theme and pleasant outlook. Door to ...

**ENSUITE SHOWER ROOM**  
6'0" x 5'6"

A modern and stylish wet room for convenience with a contemporary finish and modern, grey ceramic tiling. Modern shower, pedestal wash-hand basin and low flush W.C. Modern heated towel rail radiator. As per the headline description there are two bathrooms available for residents to use should bathing be preferred or required.

**OUTSIDE**

The apartments sit in delightful, award winning grounds with lawns, flowerbeds, pathways, water feature, trees and shrubs. The property has won Leeds in Bloom for the last three years and prides itself in these beautiful surroundings. There are parking facilities available too.

**LEASEHOLD INFO., & SINKING FUND (MAJOR REPAIR FUND)**

The Leasehold term commenced on the 1 January 2019

for a period of 125 years. There is an annual ground rent of £150 per annum which is invoiced in advance on the 1 January each year. The properties have a building service charge of £57 per week. Further, there is an additional services charge covering utilities and other services including gas, electric, water, Council Tax, telephone rental/calls and wi-fi along with access to communal spaces and a reception concierge service with prices starting at £138 per week. In addition to care and support packages, optional services such as housekeeping, laundry, minor maintenance and dining packages are available to all apartment owners at a separate charge. (Please enquire for further information). Anyone can purchase an apartment but the person who lives in the apartment must be over the age of 55 years. There is a sinking fund (major repair fund) and potential purchasers should contact us for full information. All apartments have a pre-emption right attached to them which provides Westward Care with the first option to buy back the apartment once it is no longer needed (please enquire for further information). All other packages are charged at different rates according to the size of the apartment, number of residents and chosen services at that time. Standard or tailored packages can be quoted upon request.

**BROCHURE DETAILS**

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

**ADDITIONAL SERVICES - Disclosure Of Financial Inte**  
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

**MORTGAGE SERVICES**

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.



**HORSFORTH**

[horsforth@hardistyandco.com](mailto:horsforth@hardistyandco.com)  
0113 2390012

**GUISELEY**

[guiseley@hardistyandco.com](mailto:guiseley@hardistyandco.com)  
01943 870970

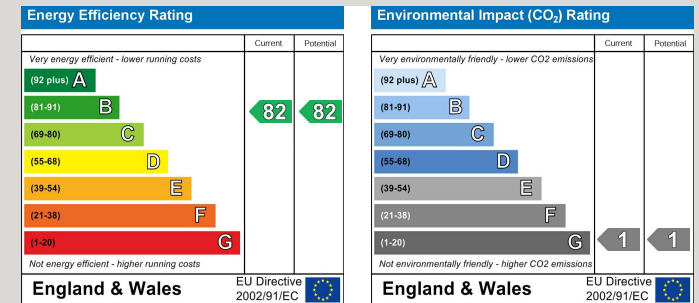
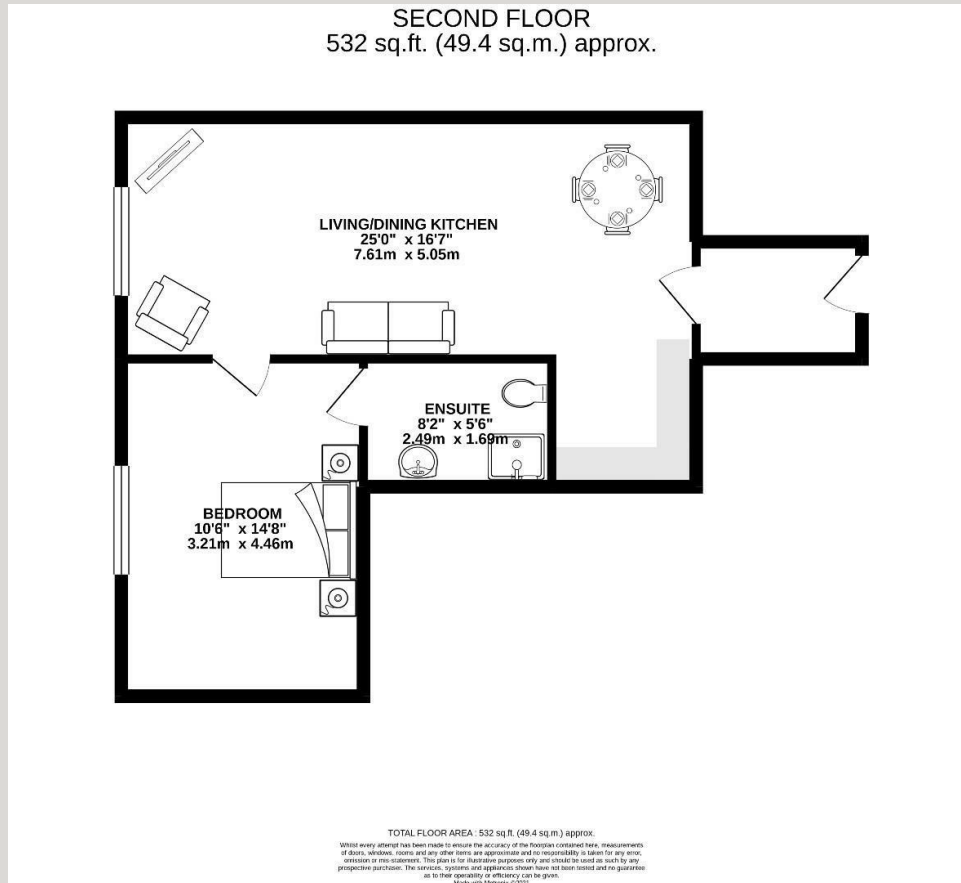
**OTLEY**

[otley@hardistyandco.com](mailto:otley@hardistyandco.com)  
01943 468999

**LS12**

[ls12@hardistyandco.com](mailto:ls12@hardistyandco.com)  
0113 2310933

# HARDISTY AND CO



This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

### Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.





**HORSFORTH**  
horsforth@hardistyandco.com  
0113 2390012

**GUISELEY**  
guiseley@hardistyandco.com  
01943 870970

**OTLEY**  
otley@hardistyandco.com  
01943 468999

**LS12**  
ls12@hardistyandco.com  
0113 2310933

[hardistyandco.com](http://hardistyandco.com)