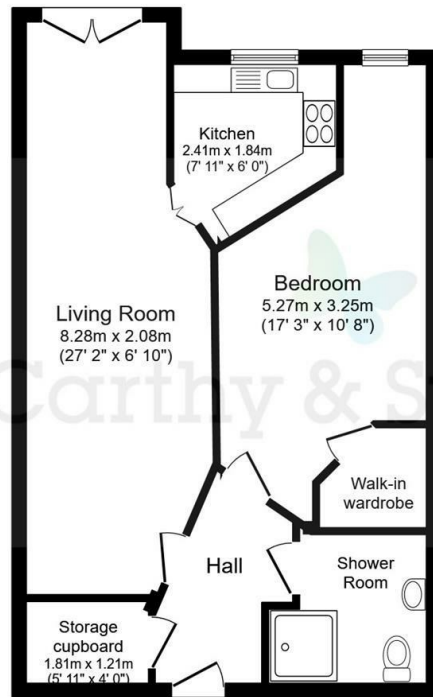


# McCARTHY STONE RESALES

## 36 THACKRAH COURT SQUIRREL WAY, LEEDS, LS17 8FQ

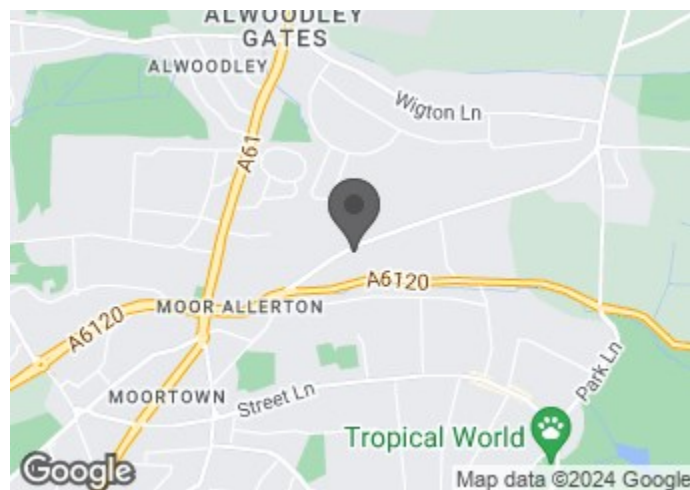


Total floor area 55.4 sq.m. (596 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>89</b>	<b>89</b>



# McCARTHY STONE RESALES

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

A WELL-PRESENTED one bedroom apartment with JULIET BALCONY and situated on the FIRST FLOOR of a McCarthy Stone Retirement Living Development with BESPOKE CARE PACKAGES available, CQC registered CARE TEAM, ESTATE MANAGER and an ON-SITE BISTRO. Thackrah Court has social events and groups are organised by staff and residents as well as access to the beautiful communal gardens where many residents can be involved in the gardening. A bus service outside the development means smooth access to shops, restaurants and cafes.

### PRICE REDUCTION

## ASKING PRICE £120,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# THACKRAH COURT, SQUIRREL WAY,

# 1 BEDROOMS £120,000

## 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.

## LOCAL AREA

Thackrah Court is situated in Shadwell a small but affluent village, suburb and civil parish in north east Leeds, West Yorkshire. The village retains much of its former characteristics; the library, baker, local shopping, dentist, Newsagent and post office are situated in the village centre. There are more shopping facilities within 1 mile of Thackrah Court, along Harrogate Road in Moortown which includes banks, a Newsagent, pharmacist and a Marks & Spencers Food Hall Supermarket.

## ENTRANCE HALL

Front door with spy hole and letterbox leads to the entrance hall. There is a fitted bookshelf, illuminated light switches, a smoke detector and the apartment security door entry system with

intercom and emergency pull cord.

There is a door to a good sized walk-in storage cupboard/airing cupboard.

Further doors lead to the lounge, bedroom and wetroom.

## LIVING ROOM

The well-presented living room has ample space for dining and the benefit of a Juliet balcony overlooking the front of the development. There are fitted shelves and a fitted bookcase, raised electric sockets, two ceiling lights, TV and telephone points and a wall mounted electric radiator. Included in the price are slatted blinds which have been fitted to the Juliet balcony doors and full length curtains.

Partially glazed double doors lead into the separate kitchen.

## KITCHEN

Fully fitted, well equipped modern kitchen with tiled floor and a range of wall and base level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and electrically operated window above with a roman blind, which is included in the price.

Appliances include a raised level oven, ceramic hob with cooker hood over and an integral fridge and freezer.

Tiled splash backs, under pelmet lighting and a central ceiling light.

## BEDROOM

Double bedroom benefiting from a walk in wardrobe housing shelving and hanging rails. There is a fitted bookcase, raised electric sockets, two ceiling lights, TV and telephone points. Included in the price are slatted blinds which have been fitted to the window and a roman blind.

## WETROOM

Fully tiled wet room with anti-slip flooring and comprising of; a level access shower with glass shower screen, hand rail and adjustable showerhead. WC, a bespoke built in vanity unit with wash basin and extra storage cupboards below, mirror and shaving light above. Two mirrored vanity cabinets. Electric heater, electric heated towel rail, extractor fan and an emergency pull-cord.

## SERVICE CHARGE BREAKDOWN

- Estate Manager

- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week
- 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: £8,175.96 per annum (for financial year end 30/09/2024)

## CAR PARKING PERMIT SCHEME

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

125 years from 2015

Ground rent: £510 per annum

Ground rent review: Jan 2029

Managed by: Your Life Management Services

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

