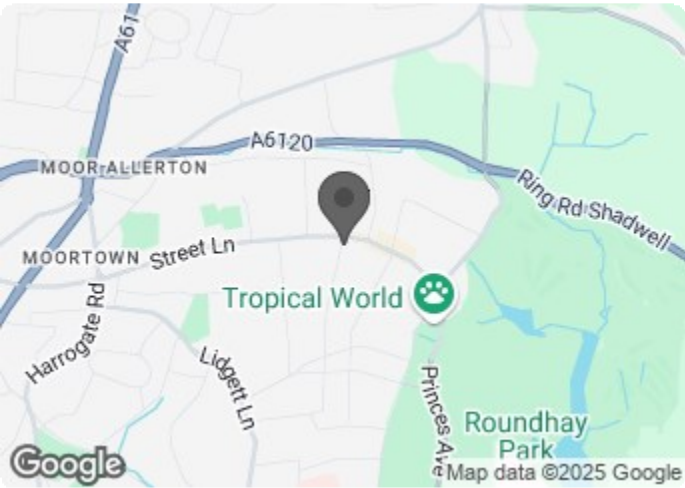


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £210,000 Leasehold

A SOUTH FACING ONE BEDROOM, FIRST FLOOR retirement apartment with JULIET BALCONY within Devonshire Grange, Roundhay, Leeds.

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Devonshire Grange, Devonshire Avenue, Roundhay, Leeds, LS8 1AN

Devonshire Grange

Devonshire Grange was built by McCarthy & Stone purpose built for retirement living. The development consists of 41 one and two-bedroom retirement apartments for the over 60's.

You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24-hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.

Local Area

A cosmopolitan and highly sought after district of Leeds, Roundhay is ideally located just over 3 miles from the city centre. With stunning Victorian architecture and an excellent selection of bars, restaurants, pubs and independent shops, it is clear to see why Roundhay is such a popular place to live.

A range of amenities can be found close by the development on bustling Street Lane, including a Coop, a Sainsbury's Local, a Starbucks, a butchers and a range of high-end shops. There are also a number of eateries including the famous Flying Pizza restaurant.

There is a Tesco supermarket in nearby Oakwood, which can be reached easily by car or bus. There is also a

Marks & Spencer Simply Food a short drive away at nearby Moortown.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a storage cupboard which houses a washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and bathroom.

Lounge

A spacious lounge with a French door opening on to the Juliet balcony overlooking the communal gardens. There is a feature electric fire with surround which acts as an attractive focal point and there is ample space for dining. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads into the kitchen.

Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Built-in oven and microwave, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom

Double bedroom with floor to ceiling window with views overlooking the attractive communal gardens. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Separate doors lead to a walk-in wardrobe, housing shelving and hanging rails.

1 bed | £210,000

Shower Room

Tiled and fitted with modern suite comprising of a shower cubicle with glass screen, adjustable shower head over and hand rail. WC, vanity unit with sink and illuminated mirror above, heated towel rail and emergency pull cord.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

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

Service charge £2,674.20 per annum (for financial year end 30/06/2025)

Lease Information

Lease Length: 999 years from 2017
Ground Rent: £425 per annum
Ground Rent review: Jan-32
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 60 years.

Additional Information & Services

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

