

18 The Laureates

Shakespeare Road, Leeds, Yorkshire, LS20 9BR



PRICE: £245,000

Lease: NEW

Property Description:

A TWO BEDROOM GROUND FLOOR APARTMENT WITH PATIO DOORS TO THE GARDEN

The Laureates is our development of 62 spacious retirement apartments located in Guiseley, near Leeds. These stylish one and two-bedroom apartments are designed exclusively for today's over-60s, offering a lively and welcoming community of like-minded people as well as on-site care and support if and when you need it.

The Laureates offers independent living and peace of mind, wave goodbye to the hassle of external maintenance of your property and enjoy the peace of mind from a manager being on-site during office hours. This landmark development is conveniently located in the centre of the town, The Laureates is close to local amenities, including a wide range of shops plus rail and bus links to Leeds, Bradford and the surrounding areas. Its modern design draws on Yorkshire's heritage and makes day-to-day living tasks effortless. At The Laureates we offer properties for sale and for rent. Prospective tenants for rented properties would need to be nominated to us by Leeds City Council. To be nominated by the council you will need to demonstrate a need for our onsite care team. Please contact us for more information on eligibility requirements on 01943 876 228 or speak to Leeds Adult Social Care on 0113 222 4401. If you'd like more information about The Laureates, please get in touch. We'd be delighted to hear from you.

24 hour alarm call system

Pets allowed

Communal lounge and Communal Laundry

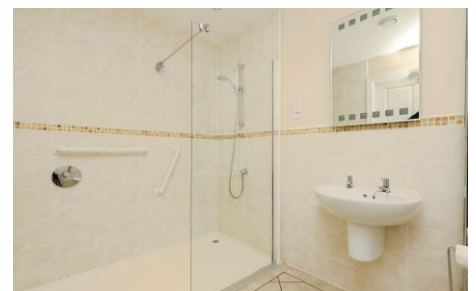
Hair Salon

Security Door Entry System

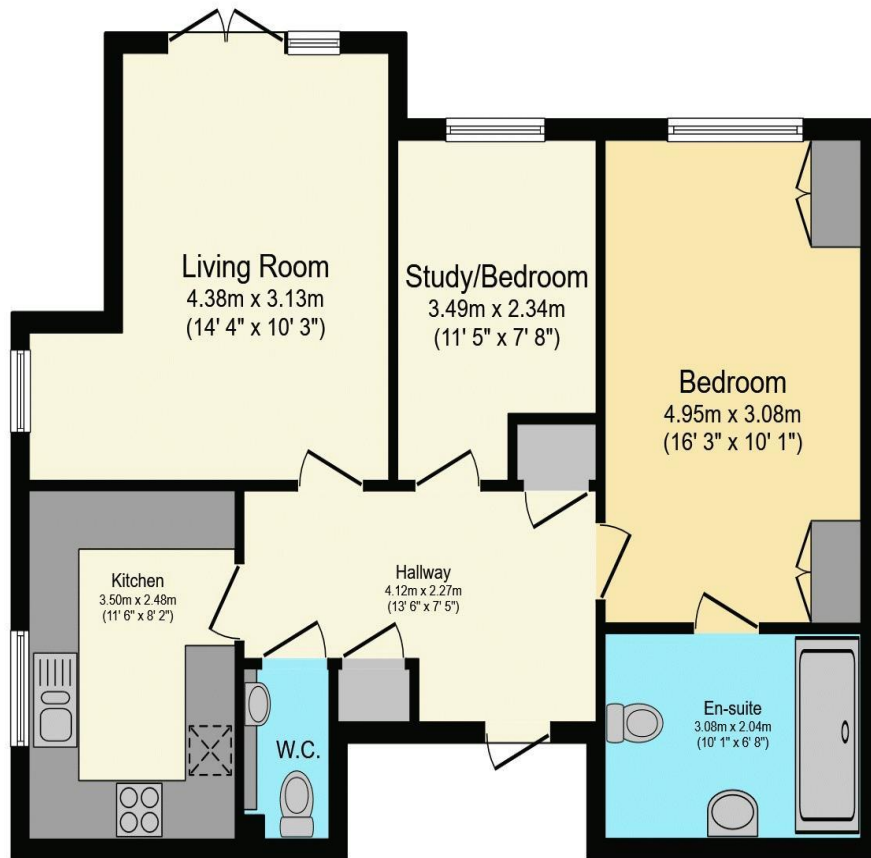
Minimum age 60

Parking

Estate Manager

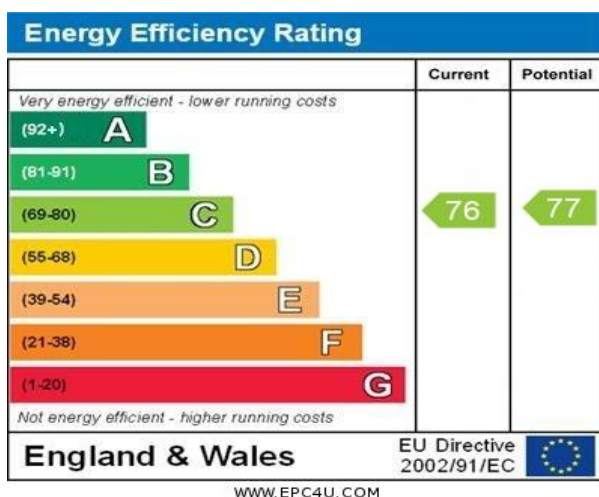


**For more details or to make an appointment to view, please contact
Mr Jordan Joice**



Total floor area 68.3 sq.m. (735 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Powered by www.focalagent.com



For Financial Year Ending:

31/03/26

Annual Ground Rent:

£490.00

Ground Rent Period Review:

TBC

Annual Service Charge:

£4,897.08

Council Tax Band:

C

Event Fees:

**TBC Transfer
TBC Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.