



**Thackrah Court Squirrel Way, Leeds LS17 8FQ**

**welcome to**

## **Thackrah Court Squirrel Way, Leeds**

A stylish and spacious ground-floor apartment located in the sought-after Thackrah Court, Shadwell. This property boasts two generously sized double bedrooms, a bright and airy lounge, a contemporary kitchen, and shower room. Residents also enjoy access to beautifully maintained communal gardens.



## **Thackrah Court**

Set in the highly desirable Shadwell Thackrah Court is a stunning Retirement Living Plus development consisting of 60 one and two bedroom apartments designed specifically for the over 70's. Features include well-maintained landscaped gardens, an in-house restaurant serving meals daily and an on-site Estates Team who provide flexible care and support that's built around your individual needs if required.

### **Entrance Hall**

With a storage cupboard and access to all rooms.

### **Lounge**

20' 2" Max x 7' 2" Max ( 6.15m Max x 2.18m Max )

A spacious, bright and airy room with a marble feature fireplace with electric fire, a storage cupboard and door giving access to a private patio area.

### **Kitchen**

11' 9" Max x 7' 8" Max ( 3.58m Max x 2.34m Max )

A well appointed kitchen offering a range of wall and base units with upgraded Corian worktops incorporating an integral sink and drainer and electric hob with extractor fan above. Integrated appliances include an oven and fridge freezer.

### **Bedroom One**

20' 6" Max x 10' Max ( 6.25m Max x 3.05m Max )

A generous double bedroom benefiting from ample superior fitted wardrobes with shelving and a window overlooking the communal gardens.

### **Bedroom Two**

20' 7" Max x 10' 1" Max ( 6.27m Max x 3.07m Max )

A second generous double bedroom with superior fitted wardrobes and a window overlooking the gardens.

### **Shower Room**

Fully tiled and fitted with a shower, wc and wash hand basin with storage below.

### **Wc**

Part tiled with a wc and wash hand basin.

### **Outside**

Secure gated entrance, on site parking by arrangement and visitor parking. There is also access to well maintained landscaped communal gardens.



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## Thackrah Court Squirrel Way, Leeds

- RETIREMENT LIVING PLUS FOR OVER 70'S
- SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT
- BEAUTIFUL COMMUNAL GARDENS
- 24 HOUR ON-SITE MANAGEMENT
- PRIVATE PATIO AREA

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 11996.64

Ground Rent: 510.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£270,000**



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Property Ref:  
MRT107224 - 0007

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Please note the marker reflects the postcode not the actual property



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