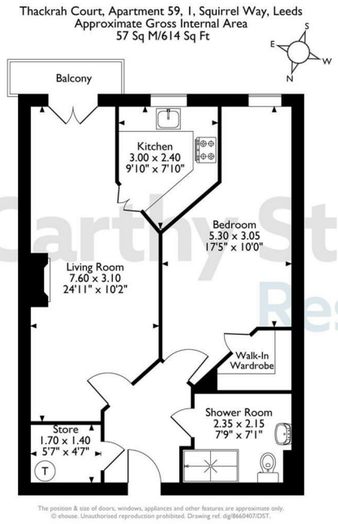
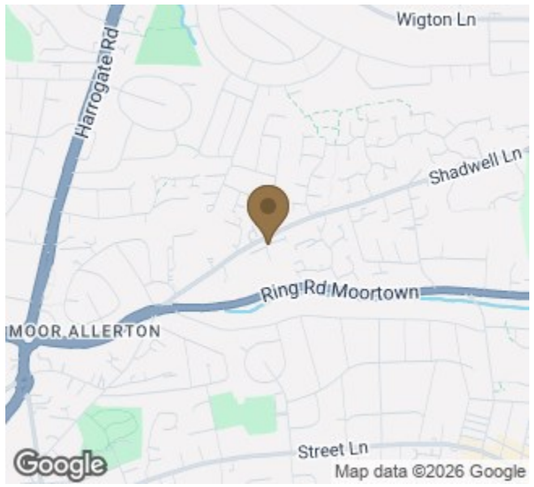
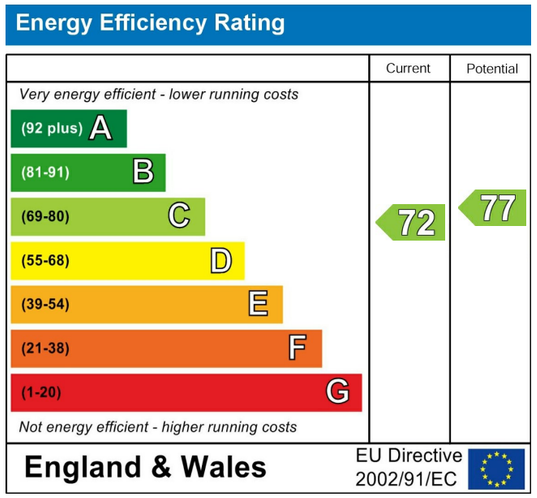
Excellent

Trustpilot

McCarthy & Stone
Resales.







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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman

59 Thackrah Court

Squirrel Way, Leeds, LS17 8FQ

1 1 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 59 Thackrah Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £140,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- SOUTH FACING one bedroom apatment
- Spacious balcony overlooking the garden
- One site restaurant
- One hour of domestic assistance included per week
- 24/7 staffing
- Guest suite for family and friends
- Social events
- Part exchange your own property
- Solicitor and removal quotes
- Personal care packages available on request

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

59 Thackrah Court, Leeds

1 | 1 | Asking price £140,000

Summary

Thackrah Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 60 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.
The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Thackrah Court is situated on Shadwell Lane close to Shadwell village. And there are three golf courses slightly further afield (Brandon, Moor Allerton, Scarcroft).
Within a mile of the development is Moortown, which benefits from plenty of amenities, including cafes, a medical centre, banks, newsagent, bakers, pharmacist and even a Marks & Spencers Food Hall.

It is a condition of purchase that all residents must meet the age requirements of 70 years.

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 walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

Lounge

A bright and spacious living room benefiting from a South facing balcony,, overlooking the communal grounds. Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom

A well presented double bedroom, benefiting from a walk-in wardrobe with plenty of haging and storage space. Large double glazed window. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

Service Charge

- 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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £10,190.73 for the financial year ending 30/09/2027.

Leasehold information

Lease: 125 years from 1st Jan 2015
Ground rent £435 per annum
Ground rent review: 1st Jan 2029

Car Parking (Permit Scheme) subject to availabilit

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

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