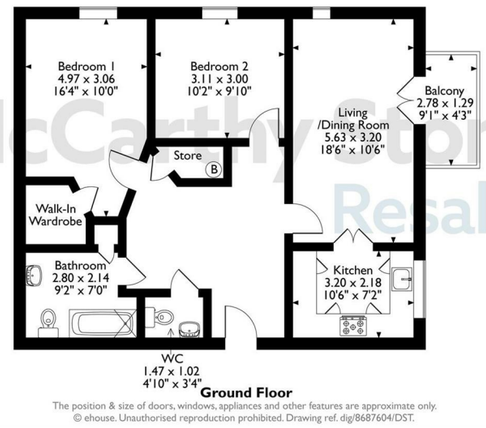
Excellent

Trustpilot

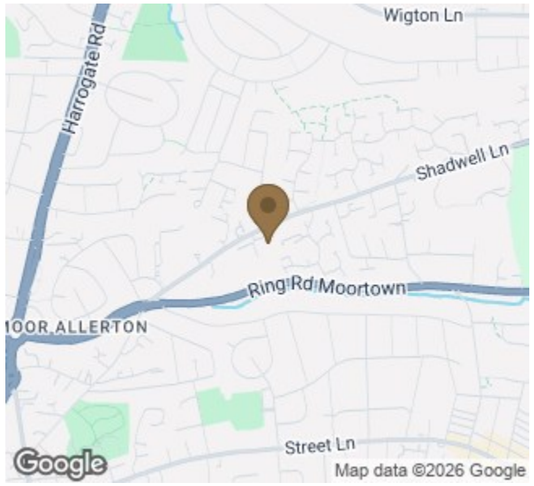
McCarthy & Stone
Resales.

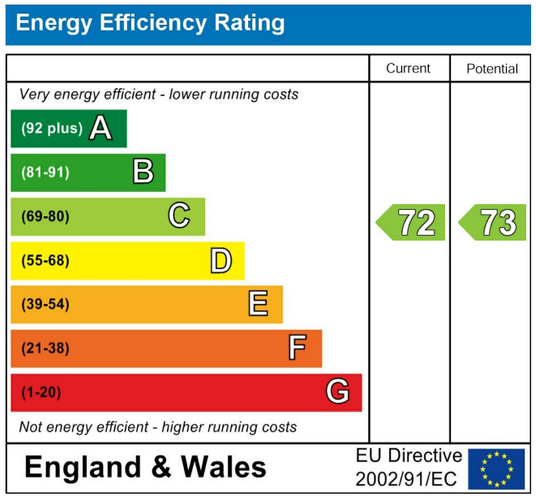
Thackrah Court, Apartment 11, 1, Squirrel Way, Leeds
Approximate Gross Internal Area
79 Sq M/850 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







11 Thackrah Court

1 Squirrel Way, Leeds, LS17 8FQ

2 | 2 | Council Tax Band: E

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 11 Thackrah Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £239,999
Leasehold

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

Why you'll love living here:

- Ground floor apartment with a balcony
- Stunning views of the communal grounds
- Estate Management and CQC registered care team
- Within a mile of local shops, amenities and a Marks & Spencers Food Hall
- Bespoke care packages available
- Domestic assistance (1 hr per week included in service charges, additional hours by arrangement)
- Table service restaurant, homeowners lounge and coffee lounge with terrace
- Landscaped gardens with sitting area
- Guest suite
- Part exchange option available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

11 Thackrah Court, Leeds

2 | 2 | Asking price £239,999

Built by McCarthy Stone, Thackrah Court is an upscale, assisted living development for the over 70's.

The development consists of 60 one and two-bedroom apartments with design features that make day-to-day living easier. This includes kitchens with raised level ovens to minimise bending, walk-in showers, simple lever taps, slip resistant flooring and grab rails.

As well as enjoying the privacy of your own apartment, you can call into the homeowners' lounges if you feel like company - these are lovely places to meet up with friends or join in the activities. The lounges are also the perfect spaces to invite friends and family over for special celebrations or informal get togethers.

Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners plus friends and family; and 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.

Thackrah Court offers a guest suite for visitors who wish to stay (charges apply).

Local Area

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.

Safety and Security Features

- Illuminated light switches
- Smoke detector
- Security entry system
- Emergency pull-cord system
- Raised power-points, TV and telephone sockets

Entrance Hall

The entrance hall offers an ample walk-in storage room; great for luggage etc; it also doubles as an airing cupboard. Carpet throughout.

Lounge

A beautifully presented living room with a balcony overlooking the beautifully maintained gardens. This bright and airy living room has ample space for dining furniture.TV and telephone points. Fitted carpet, raised electric power sockets, ceiling lights. Partly glazed doors leads to the kitchen.

Kitchen

A fitted kitchen with a tiled floor, wood effect cupboards/drawers, tiled splash backs and under-counter lighting. A functional electrically operated window enjoys views over the gardens.
Appliances: raised level oven, ceramic hob, cooker hood, integrated fridge-freezer and dishwasher.

Bedroom One

A stylishly re-decorated master bedroom with double glazed windows which overlook the communal grounds. This room also benefits from a walk in wardrobe with plenty of hanging and storage space.

Bathroom

A fully tiled bathroom with a bath and shower, hand rail, WC, vanity unit with wash basin. Medicine cabinet, storage tower, electric heater, extractor fan and slip resistant flooring.

Bedroom Two

Bedroom two offers great storage, it could even be used as a office or hobby room. Ceiling lights, TV and phone point.

Service Charge Covers:

- Estate Management
- 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 exterior window cleaning
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund inc. internal/external decoration of communal areas
- Buildings insurance
- Intruder alarm system
- CQC registered care staff on-site 24-hours a day
- Bespoke personal care and support is available. This can be from as little as 15 minutes per session.

The Service charge does not cover Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Annual Service Charge: £13616.24 for the financial year ending 30/09/2027.

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.

Leasehold

Lease: 125 years from 1st Jan 2015
Ground rent: £495 per annum
Ground rent review: 1st Jan 2029
Managed by: Your Life Management Services













