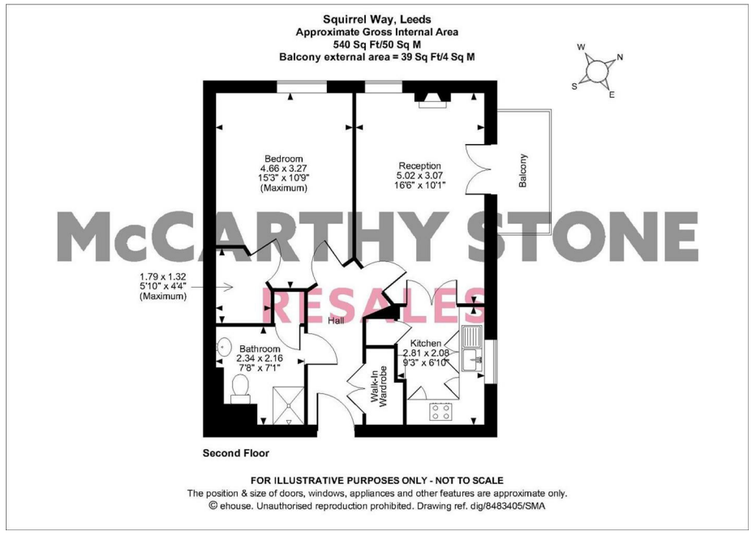
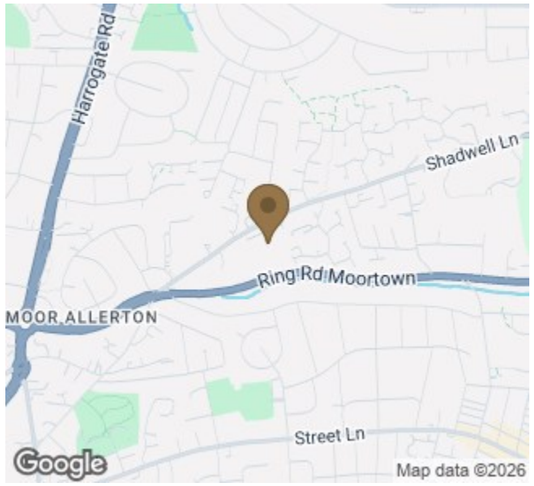
Excellent

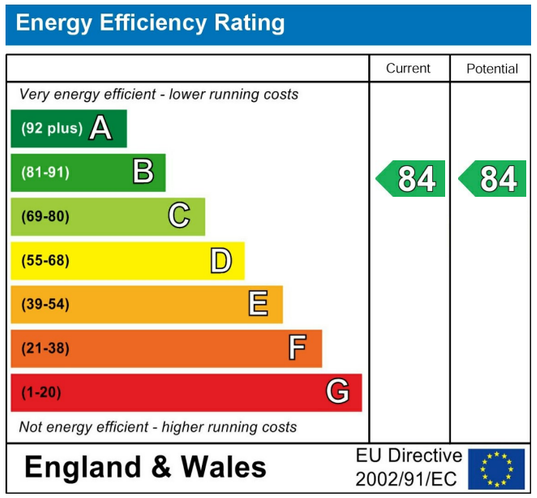
Trustpilot

McCarthy & Stone
Resales.



McCARTHY STONE
RESALES





57 Thackrah Court

1 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 57 Thackrah Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £100,000
Leasehold

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

Why you'll love living here:

- one bedroom corner apartment with walk-out balcony
- Part-exchange available
- Estate Manager
- 24 hour on-site care team
- Communal Lounge and table serviced bistro
- Coffee lounge with terrace
- Landscaped garden with sitting area
- Guest suite
- Domestic assistance available
- Personal care packages available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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Registered in England and Wales No. 10716544

The Property Ombudsman

57 Thackrah Court, Leeds

1 | 1 | Asking price £100,000

Summary

Thackrah Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's. The development consists of 60 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring.
As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.
Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, 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 and there is a computer available to use here. Thackrah Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

Local Area

Thackrah Court is situated in Shadwell a small but affluent village, suburb and civil parish in north east Leeds, West Yorkshire. The village retains much of its former characteristics; the library, local shopping, dentist, newsagent and post office are situated in the village centre. There are more shopping facilities within 1 miles of Thackrah Court, along Harrogate Road in Moortown which includes banks, a Newsagent, bakers, pharmacist and a Marks & Spencers Food Hall Supermarket.

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

The lounge with dining area benefits from French doors leading onto an easterly facing balcony and an additional window to the side making it bright and airy. There is an electric fire with feature surround providing an attractive focal point. There are ample raised electric sockets, TV and telephone points. Partially double glazed door leads onto a separate kitchen.

Kitchen

Well equipped modern kitchen with tiled floor and a range of low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. Electrically operated kitchen window and under pelmet lighting.

Bedroom

A spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

Wetroom

Fully tiled wet room with suite comprising of level access shower, low level WC, vanity unit with wash basin, mirror and mirrored storage cabinet. The wet room also benefits from a shaving point, electric heater, extractor fan and slip resistant flooring.

Service Charge

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week
- Running of the on-site restaurant/bistro
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment external window cleaning
- 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
- Intruder alarm system

Additional personal care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be increased to suit your needs.

The annual service charge is £10,190.73 for the financial year ending 30/09/2027

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

Car Parking Permit Scheme

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 Estate Manager on site for availability.

Leasehold Information

Lease: 125 years from 1st Jan 2015
Ground rent: £435 per annum
Ground rent review: 1st Jan 2029
Managed by: Your Life Management Services

Additional Information & Services

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

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.