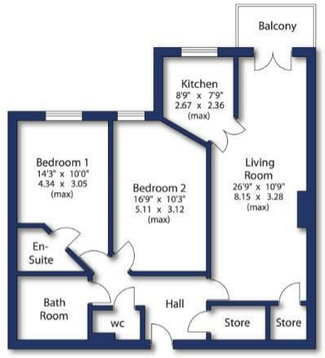
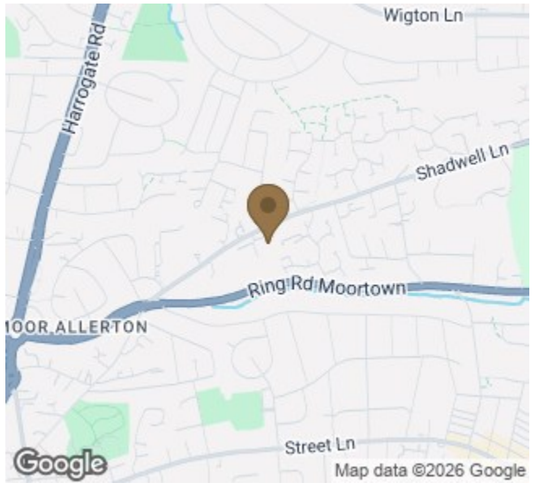
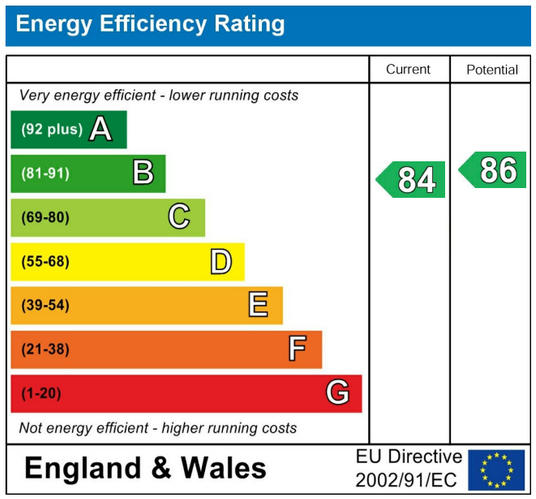
Excellent

Trustpilot

McCarthy & Stone
Resales.







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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







22 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 22 Thackrah Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £195,000
Leasehold

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

Why you'll love living here:

- Spacious two bedroom apartment
- South West facing balcony with a view over the communal grounds
- Estate Manager and 24 hour on-site management
- Personal care packages available
- Guest suite
- Table serviced bistro & coffee lounge with terrace
- Domestic assistance (1 hr per week included in service charges, additional hours by arrangement)
- Part-exchange available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

22 Thackrah Court, Leeds

2 | 2 | Asking price £195,000

Thackrah Court
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 facilities within 1 mile of Thackrah Court in Moortown, including a medical centre, banks, newsagent, bakers, pharmacist and a Marks & Spencers Food Hall supermarket.

Apartment Overview
A beautifully presented two bedroom, two bathroom retirement apartment situated on the upper ground floor, very close to the communal lounge and restaurant. The generous living room features a balcony with a South facing view over the communal grounds. A partially glazed door leads through to the kitchen, which is fully tiled and fitted with a stainless steel sink and lever tap, a built-in oven, a ceramic hob with an extractor hood, and an integrated fridge and freezer. Under-pelmet lighting complements the space. Two double bedrooms, the main bedroom benefits from an en-suite. Fully tiled shower room with a walk-in shower, handrails, WC and a vanity unit with a wash basin and mirror above. A large walk-in storage cupboard is also conveniently located off the entrance hall.

Care & Support
The personal care services available at Thackrah Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Thackrah Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Social Lifestyle
The Communal Lounge is at the heart of the community at Thackrah Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit DEVELOPMENT NAME on a regular basis and always happy to welcome new clients.

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 on site for availability.

Additional Information and Services
Broadband - Ultrafast Full Fibre Broadband available
Mains water and electricity, Electric room heating, Mains drainage

Service Charge
- Estate Manager
- CQC registered care staff on-site 24 hours a day
- Running of the on-site restaurant
- Buildings insurance
- 24-hour emergency call system
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Cleaning of external apartment windows and communal windows
- Repair and maintenance to interior and exterior communal areas
- Upkeep of gardens and grounds
- Contingency fund including internal and external redecoration of communal areas.

One hour of domestic support per week is included in the service charge at Thackrah Court, with additional personal care and support available at an extra charge. This can be from as little as 15 minutes per session which can be increased to suit your needs.

To find out more about service charges, please contact your Property Consultant or the Estate Manager.

Annual Service charge: £11,023.80 for the financial year ending 30/09/2027

Leasehold Information
Lease: 125 years from 1st Jan 2014
Ground rent: £510 per annum
Ground rent review: 1st Jan 2029
Managed by: YourLife Management Services

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.













