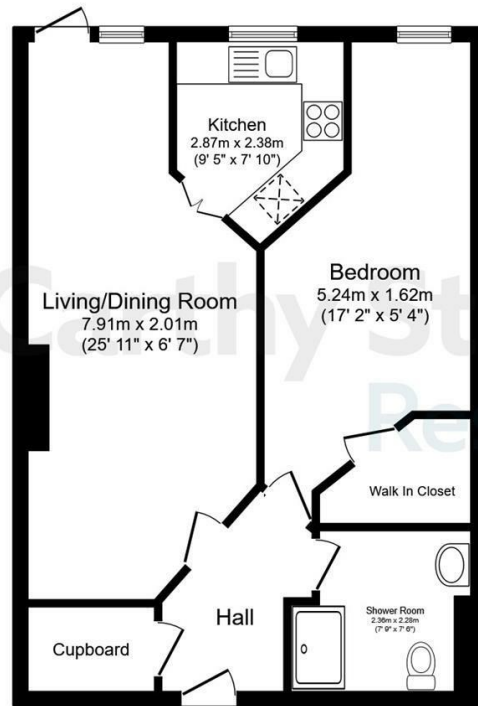


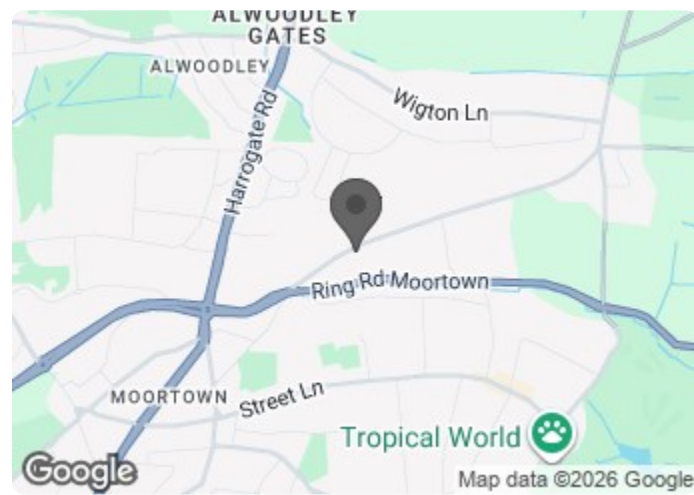
7 Thackrah Court

Squirrel Way, Leeds, LS17 8FQ



Total floor area 57.9 sq.m. (623 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Asking price £155,000 Leasehold

A recently re-decorated one bedroom retirement apartment, situated on the ground floor with a patio area. ONE HOUR OF DOMESTIC ASSISTANCE IS INCLUDED PER WEEK.

Call us on 0345 556 4104 to find out more.

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# Squirrel Way, Shadwell, Leeds

1 bed | £155,000

## 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 70s. There is a Estate 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 Estate Manager for availability.

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.

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. New instant hot water system has been fitted. The apartment has also recently been re-decorated in a light/neutral colour.

## Lounge

A bright and spacious living room benefitting from double glazed opening doors leading to a patio area, 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, a newly fitted AEG induction hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## Bedroom

A good sized double bedroom with a double glazed window. Walk-in wardrobe with plenty of hanging and storage space. Ceiling lights, TV and phone point.

## Wet Room

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

## Car Parking (Permit Scheme)subject to availability

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.

## Additional Information & Services

Broadband - Ultrafast Full Fibre Broadband & Standard Broadband available

- Mains water and electricity
- Electric room heating
- Mains drainage

## 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 annual service charge is £9,673.48 for the financial year ending 30/09/2026.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate 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 Estate Manager.

## Lease Information

Lease: 125 years from 1st Jan 2014

Ground rent: £435 per annum

Ground rent review: 1st Jan 2029

## Additional Information & Services

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- Electric room heating
- Mains drainage

