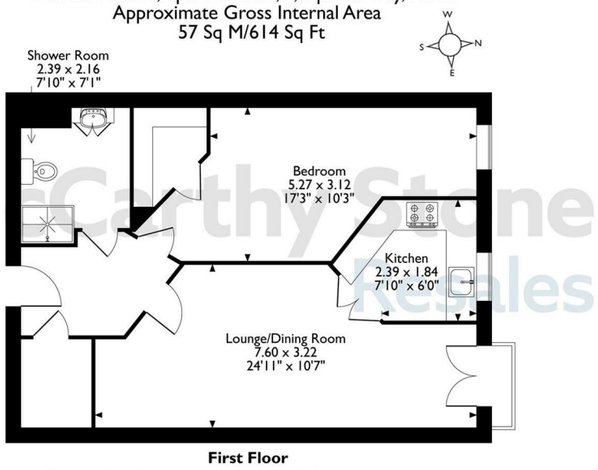
Excellent

Trustpilot

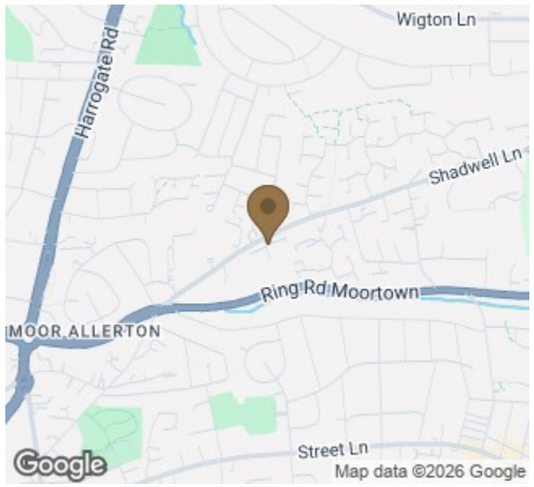
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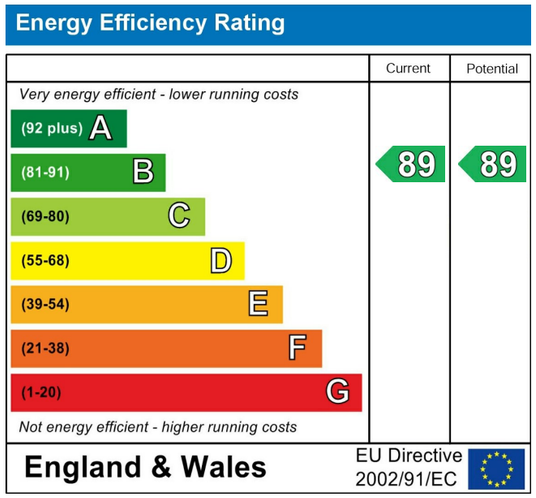
Thackrah Court, Apartment 34, 1, Squirrel Way, Leeds
Approximate Gross Internal Area
57 Sq M/614 Sq Ft



First 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







34 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 34 Thackrah Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £90,000
Leasehold

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

Why you'll love living here:

- Juliet Balcony off the Living Room
- Part exchange available
- Estate Manager and YourLife team
- 24 hour on-site management
- Personal care packages available
- Domestic assistance (1 hr per week included in service charges, additional hours by arrangement)
- Table serviced bistro & coffee lounge with terrace
- Landscaped garden with sitting area
- Guest suite for visiting family & friends
- Raised planters for homeowners use

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

34 Thackrah Court, Leeds

1 | 1 | Asking price £90,000

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 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.

Entrance Hall

Front door with spy hole leads to the large entrance 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 lounge, bedroom and bathroom.

Lounge

The spacious lounge has ample space for dining, and the benefit of a Juliet balcony. There is an electric fire with surround which acts as an attractive focal point, raised electric sockets, ceiling lights, TV and telephone points. Partially glazed doors lead 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, drainer and electrically operated window above. Eye level oven, ceramic hob, cooker hood, integral fridge freezer and under pelmet lighting.

Bedroom

Double bedroom benefiting from a walk in wardrobe housing shelving and hanging rails. There are raised electric sockets, ceiling lights, TV and telephone points.

Bathroom

Fully tiled wet room with electric shower, hand rail and curtain rail, WC, vanity unit with wash basin, mirror and mirrored storage cabinet. Shaving point, electric heater, extractor fan and slip resistant flooring.

Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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

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

Car Parking Permit Scheme- subject to availability

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.

Leasehold

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

Moving Made Easy & Additional Information

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.

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













