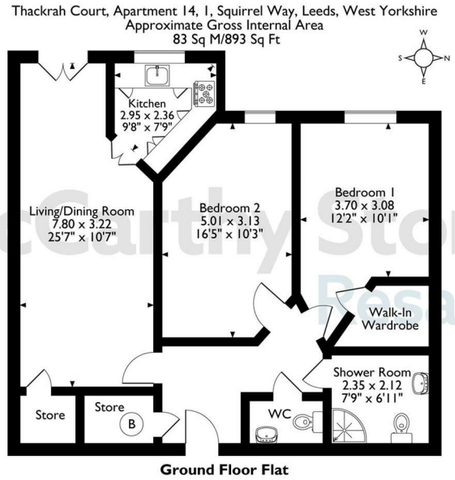
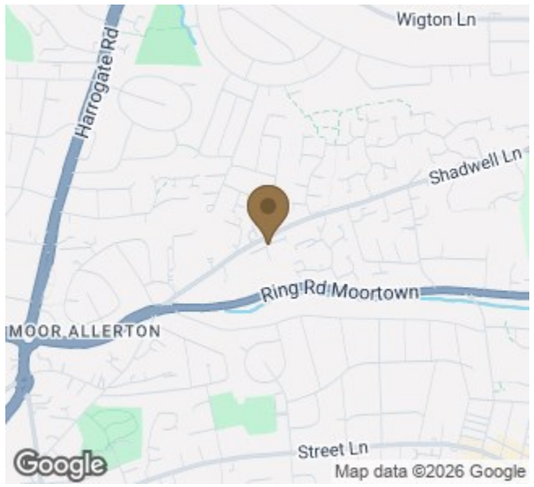
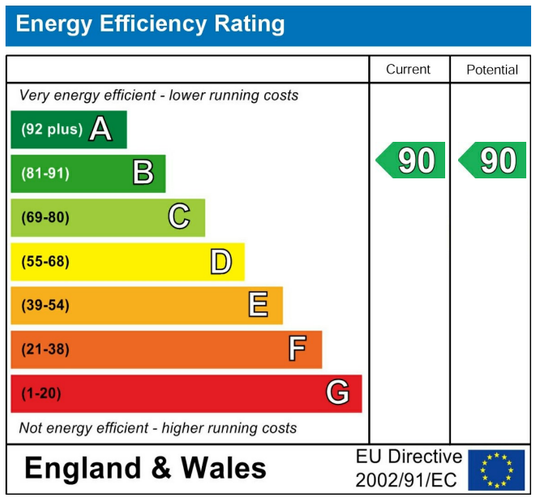
Excellent

Trustpilot

McCarthy & Stone
Resales.







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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







14 Thackrah Court

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

Asking price £189,950
Leasehold

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

Why you'll love living here:

- Spacious two bedroom apartment separate WC
- GROUND FLOOR apartment with JULIET BALCONY
- Personal care packages available
- Estate Manager and 24 hour on-site management
- Table serviced bistro & coffee lounge with terrace
- Domestic assistance (1 hr per week included in service charges, additional hours by arrangement)
- Guest suite
- Part-exchange available
- Solicitor quotes can be provided
- Removal quotes can be provided

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

14 Thackrah Court, Leeds

2 | 2 | Asking price £189,950

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 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 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 mile 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 bedrooms, living room and bathroom.

Living Room
Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. A walk in storage cupboard with shelves. Partially double glazed doors lead to a separate kitchen.

Kitchen
Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom One
Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

WC
WC, vanity unit with sink and mirror above.

Bedroom Two
Spacious second bedroom. Ceiling lights, TV and phone point.

Shower Room
Fully tiled and fitted with suite comprising of shower cubicle, WC, wall heater, vanity unit with sink and mirror above.

Service Charge
- 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: £13,616.24 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 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.

Lease Information
Length: 125 year from 1st Jan 2014
Ground rent: £495 per annum
Ground rent review: 1st Jan 2029

Additional Information & Services
- 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.













