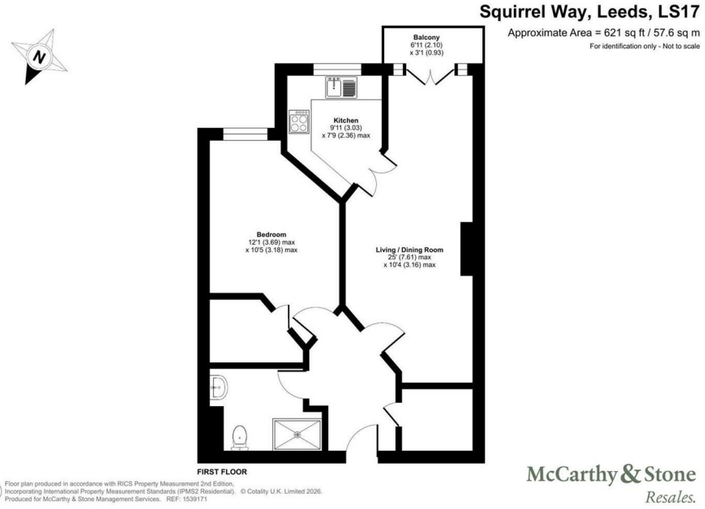
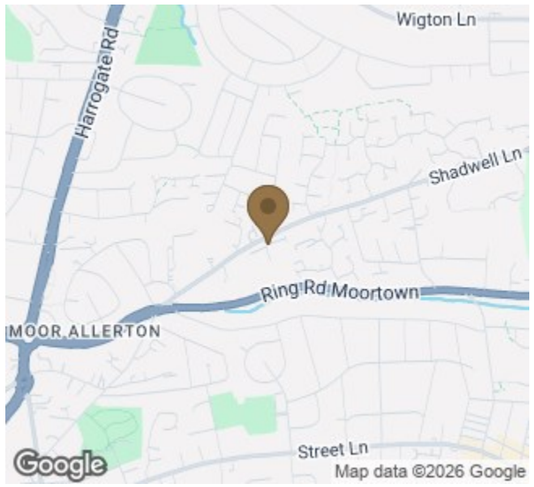
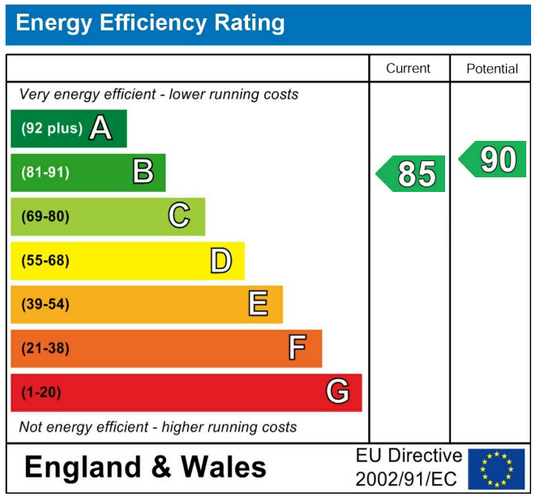
Excellent

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

42 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 42 Thackrah Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £140,000
Leasehold

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

Why you'll love living here:

- One bedroom south facing apartment
- First Floor with views of the gardens
- Large sheltered walk out balcony
- 24 hour on-site staffing
- Weekly domestic support included
- Personal care packages available
- Social homeowners lounge & terrace
- Table serviced bistro
- Landscaped garden with sitting area
- Guest suite for visiting friends & family

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

42 Thackrah Court, Leeds

1 | 1 | Asking price £140,000

Summary
Thackrah Court was built by McCarthy & Stone and is 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, bedroom and hallway.
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 a banks, a Newsagent, bakers, restaurants and cafes, a 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.

Apartment Overview
Enjoying a southerly aspect and views across the well-maintained gardens, this beautifully presented one-bedroom retirement apartment is situated on the first floor. Bright, well-proportioned accommodation is complemented by a sheltered walk-out balcony, providing a lovely spot to sit and enjoy the garden outlook.
The welcoming hallway includes a generous walk-in storage cupboard and leads to the living room, bedroom and shower room. With ample space for both comfortable seating and a dining area, the living room opens directly onto the balcony, extending the living space outdoors.
A partially glazed door leads to the fully tiled kitchen, which features a built-in oven, ceramic hob with extractor hood, integrated fridge and freezer, and a stainless steel sink with a mono-block lever tap which sits below the garden facing window.
Pull cords are also available in the bedroom and entrance hallway.
The Apartment was fully decorated when the owner moved out including the laying of a new bathroom floor. The bedroom benefits from a walk-in wardrobe, while the pleasant garden outlook continues throughout the apartment. Completing the accommodation is a fully tiled shower room with a walk-in shower with glass doors, handrails, WC, vanity unit with wash basin and mirror above, and an emergency pull cord for added peace of mind.

Care & Support
One of the greatest benefits of being a McCarthy Stone homeowner is having access to the friendly, flexible and dedicated domestic and personal care team onsite each day. But don't take our word for it, see what our homeowners have to say about our lifestyle support services:

"The staff have always been friendly, helpful and absolutely wonderful at providing care when it was really needed."
"A safe and warm approach to care, delivered with professionalism and skill."
"The care is exceptional. The staff enjoy their job and this shines through to the care that they give."
"The support and care from the team is brilliant: everyone is friendly, empathetic and professional. They are very responsive and have adapted their support to meet his changing needs."

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 House Manager has helped build a thriving community at Thackrah Court, ensuring there are lots of events and activities for all interests onsite from chess clubs to yoga, movie nights to cocktail parties.

But don't take our word for it, see what our homeowners have to say:
"Our House manager continues to improve the social aspect of the development by introducing special events such as games afternoons, Chinese takeaway evenings and quiz evenings to name but a few."
"House Manager Diane, who goes the extra mile in problem solving and supporting social functions, which add so much to the quality of life here."

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

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.

Service Charge: £10,190.73 per annum (up to financial year end 30/09/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information
Lease: 125 years from 1st Jan 2014
Ground rent: £435 per annum
Ground rent review: 1st Jan 2029

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.