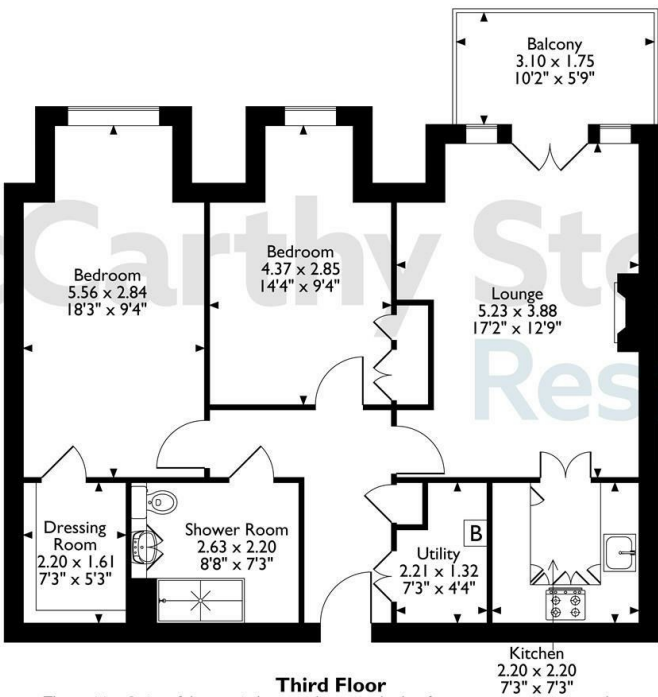
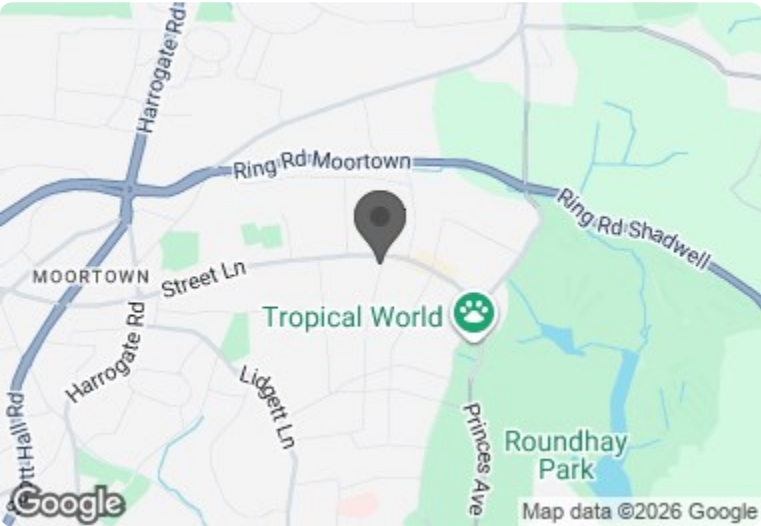


Devonshire Grange, Flat 41, Devonshire Avenue, Leeds
Approximate Gross Internal Area
70 Sq M/753 Sq Ft



Third Floor
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	

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Registered in England and Wales No. 10716544



41 Devonshire Grange

Devonshire Avenue, Leeds, LS8 1AN



PRICE REDUCTION

Asking price £335,000 Leasehold

A beautifully presented top two bedroom apartment, benefitting from a large walk out balcony and ~ALLOCATED PARKING SPACE~
Devonshire Grange is a popular McCarthy Stone retirement living development.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Devonshire Grange, Devonshire Avenue,

2 Bed | £335,000

Devonshire Grange
Devonshire Grange was built by McCarthy & Stone purpose built for retirement living. The development consists of 41 one and two-bedroom retirement apartments for the over 60's.

You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24-hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.

Local Area
A cosmopolitan and highly sought after district of Leeds, Roundhay is ideally located just over 3 miles from the city centre. With stunning Victorian architecture and an excellent selection of bars, restaurants, pubs and independent shops, it is clear to see why Roundhay is such a popular place to live.

A range of amenities can be found close by the development on bustling Street Lane, including a Coop, a Sainsbury's Local, a Starbucks, a butchers and a range of high-end shops. There are also a number of eateries including the famous Flying Pizza restaurant.

There is a Tesco supermarket in nearby Oakwood, which can be reached easily by car or bus. There is also a Marks & Spencer Simply Food a short drive away at nearby Moortown.

Apartment Overview
A beautifully presented two bedroom top floor apartment, ideally situated within the highly regarded Devonshire Grange retirement living development. The apartment offers bright and comfortable accommodation throughout, with the added benefit of a large walk out balcony, providing a wonderful outdoor space to relax and enjoy the surroundings. A further notable advantage is the **ALLOCATED PARKING SPACE**, offering added convenience and peace of mind. Devonshire Grange is a popular

McCarthy Stone retirement living development, providing a welcoming environment and an excellent opportunity to enjoy comfortable, low maintenance living.

Social Lifestyle 5
Socialising is high on the agenda at Devonshire Grange and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

Landscaped Gardens 1
Devonshire Grange boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have."
– McCarthy Stone Homeowner

Care & Support 2
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."

Lease Information
Lease: 999 years from 1st Jan 2017
Ground rent: £495 per annum
Ground rent review: 1st Jan 2032
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 60 years.

Service Charge (RL)
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in 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 House Manager.

Service Charge: £4,415.24 per annum (up to financial year end 30/06/2027).

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

Parking space
A parking space is included in the sale

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.
- **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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

