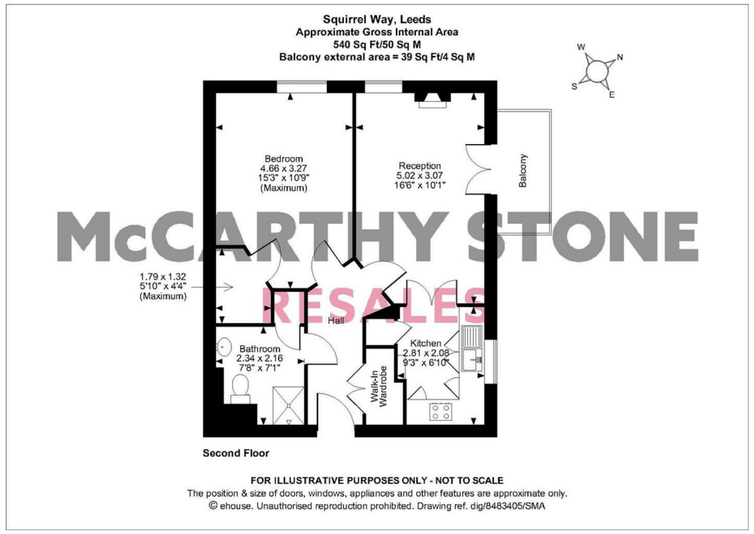
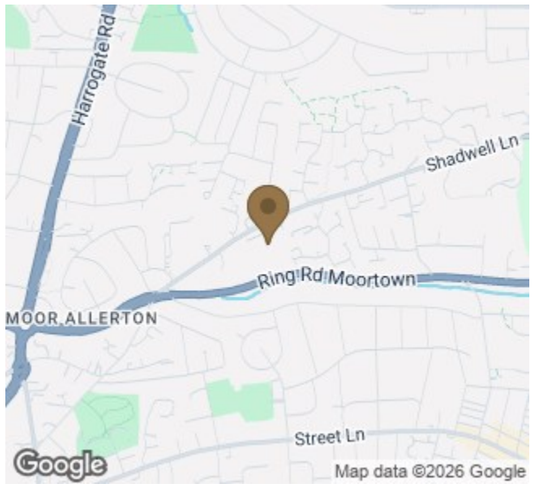
Excellent

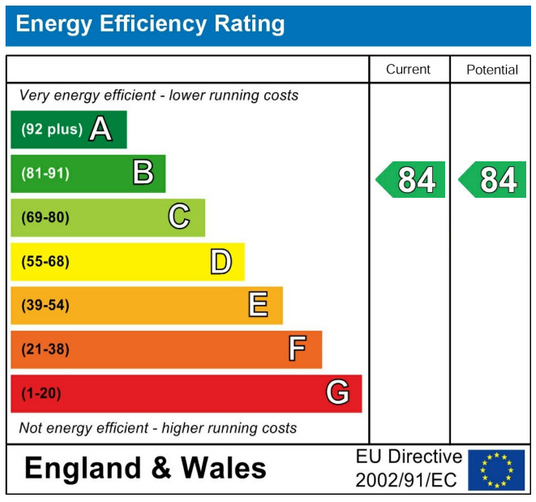
Trustpilot

McCarthy & Stone
Resales.



McCARTHY STONE
RESALES





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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







57 Thackrah Court

1 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 57 Thackrah Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £100,000
Leasehold

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

Why you'll love living here:

- one bedroom corner apartment with walk-out balcony
- Spacious double bedroom
- Social homeowners lounge
- Guest suite for visiting family and friends
- Table serviced bistro
- Coffee lounge with terrace
- Landscaped garden with sitting area
- 24 hour on-site care team
- Domestic assistance available
- Personal care packages available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

57 Thackrah Court, Leeds

1 | 1 | Asking price £100,000

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 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.

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.

Lounge
The lounge with dining area benefits from French doors leading onto an easterly facing balcony and an additional window to the side making it bright and airy. There is an electric fire with feature surround providing an attractive focal point. There are ample raised electric sockets, TV and telephone points. Partially double glazed door leads 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 and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. Electrically operated kitchen window and under pelmet lighting.

Bedroom
A spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

Wetroom
Fully tiled wet room with suite comprising of level access shower, low level WC, vanity unit with wash basin, mirror and mirrored storage cabinet. The wet room also benefits from a 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.

The annual service charge is £10,190.73 for the financial year ending 30/09/2027

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

Car Parking Permit Scheme
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.

Leasehold Information
Lease: 125 years from 1st Jan 2015
Ground rent: £435 per annum
Ground rent review: 1st Jan 2029
Managed by: Your Life Management Services

Additional Information & Services
• Full 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.













