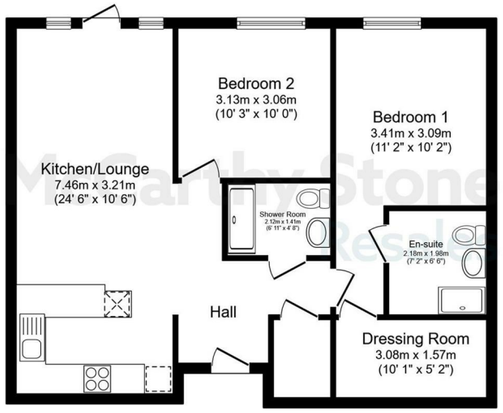
Excellent

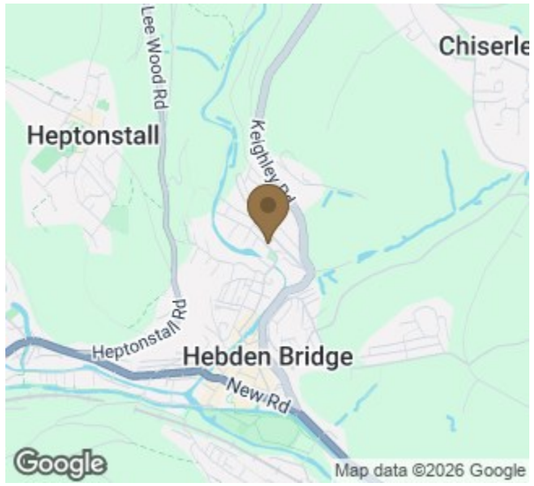
Trustpilot

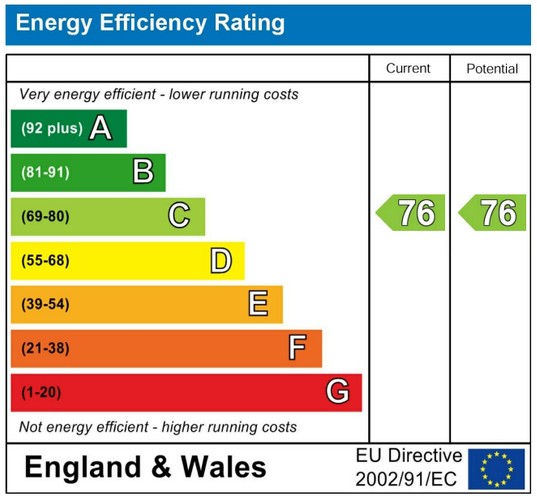
McCarthy & Stone
Resales.



Total floor area 70.9 sq.m. (763 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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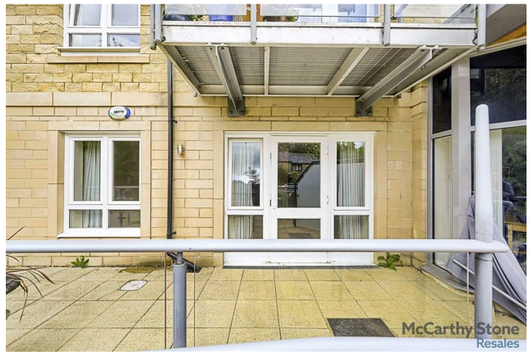
McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman



2 Leedham Court

Victoria Road, Hebden Bridge, HX7 8DZ

2 | 1 | Council Tax Band: B

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

Asking price £340,000
Leasehold

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

Why you'll love living here:

- Walk-out patio offering picturesque views of the grounds and the tranquil river beyond.
- Two bedroom, two bathroom
- House Manager on site
- Residents lounge
- Guest suite for friends and famly
- Exclusive over 60's retirement development
- 24 hour Careline
- Lift to all floors
- Part exchange scheme available
- Within a third of a mile from Hebden Bridge's shops and amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

2 Leedham Court, Hebden Bridge

2 | 1 | Asking price £340,000

Leedham Court was purpose built by McCarthy & Stone for independent living. The development consists of 32 one and two-bedroom retirement apartments for the over 60s. The development includes a Homeowners' communal lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). Leedham Court has a House Manager who's on hand during office hours and for your peace of mind there are a number of security features, including a 24-Hour emergency call system in each apartment. The development features a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

Local Area

Leedham Court is situated in Hebden Bridge which sits in the upper Calder Valley on the Yorkshire side of the Pennine Hills. Leedham Court is surrounded by an array of popular country walks including sections of the Pennine Way, which passes close by. Located close to the heart of Hebden Bridge the development has excellent access to local shops and amenities with transport links via bus stops situated throughout the town and the wider transport network via Hebden Bridge rail station on Station Road.

Apartment Overview

Enjoy a peaceful and comfortable lifestyle in this attractive ground floor two bedroom retirement apartment, ideally situated within a desirable McCarthy Stone development for the over 60s. The apartment benefits from two well proportioned bedrooms and two bathrooms, providing both comfort and convenience. A particular highlight is the delightful walk out patio, offering picturesque views across the beautifully maintained grounds and towards the tranquil river beyond. Perfectly positioned close to the heart of Hebden Bridge, this appealing apartment combines easy access to local amenities with a peaceful and scenic setting. An ideal opportunity to enjoy relaxed, low maintenance retirement living in a sought after location.

Social Lifestyle 4

At Leedham Court you'll also find there's always a lot going on, including; fitness classes, films nights, craft clubs, quizzes... if nothing takes your fancy, you're welcome to start a group of you own. Whatever you enjoy doing, you'll soon meet other homeowners with shared interests, passions and hobbies. This is what makes our communities so special. After all, life is so much more fun when you can share it with people who have much in common.

Landscaped Gardens

One of the main social hubs of Leedham Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Care & Support

The personal care services available at Leedham Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Leasehold Information

Lease: 125 years from 1st Jan 2015
Ground rent: £495 per annum
Ground rent review: 1st Jan 2030
Managed by: McCarthy Stone Management Services

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: £5,170.08 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.

Car Parking

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 House Manager on site for availability.

Additional Information and Services

• Full Fibre Broadband available
• Mains water and electricity
• Electric under floor 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.