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**LINLEY &
SIMPSON**



THACKRAH COURT, LEEDS, LS17 8FQ

A magnificent ground floor apartment with patio doors opening onto beautifully landscaped gardens and a peaceful patio/seating area. This apartment is immaculately presented and is offered to the market with no onward chain, making it completely ready to move in to.

Asking Price £260,000

This McCarthy & Stone development is for over 70's with an exquisite, subsidised restaurant along with beautifully kept communal areas and maintained gardens with plenty of seating areas within the peaceful and enclosed grounds. Other benefits include a resident's laundry room, guest suite and secure gated access with intelligent but simple to use intercom system. Internally, the apartment is completely ready to move in to with fresh and neutral décor and spacious accommodation that is very well planned, with multiple emergency pull cord system working 24/7.

ACCOMMODATION

ENTRANCE HALL

With a large storage cupboard housing the boiler. Alarm system, pull cord assistance and intercom. Electric heater.

W.C. CLOAKROOM

With an extractor fan, low level W.C., hand basin and a heated towel rail. Part tiled walls.

LOUNGE/DINING ROOM 10'08" x 25'01" (3.26 x 7.65m)

With a double glazed window to the rear. Marble fireplace. Double glazed patio door onto a patio/seating area. Door to the kitchen and large very useful storage cupboard. Electric heater.

KITCHEN 7'09" x 9'08" (2.37 x 2.94m)

Fitted with a range of base and wall units with work surfaces over. Built in Hotpoint oven and hob with extractor hood over. Fitted dishwasher and tiled walls and floor. Hotpoint fridge and freezer. Automatic closing windows with wall switch. Double glazed window to the rear.

BEDROOM ONE 10'01" x 12'04" (3.09 x 3.76m)

With a double glazed window to the rear. Telephone and television points. Efficient electric heater. Large walk in wardrobes, fully fitted with hanging rails and shelving.

BEDROOM TWO 9'05" x 14'04" (2.87 x 4.38m)

A great sized double bedroom with a window to the rear. Efficient electric heater.

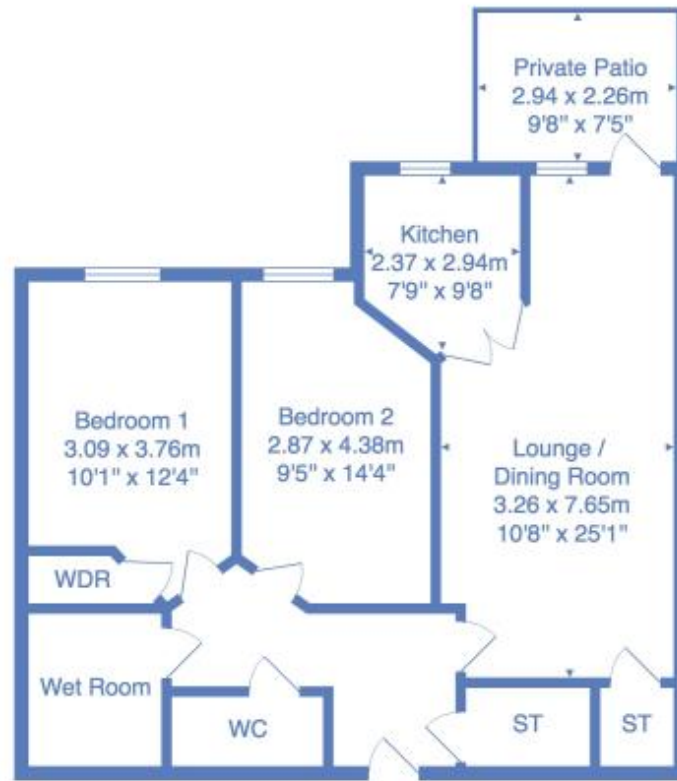
WET ROOM

With an impressive finish. Heated towel rail, Dimplex fan heater. Mirrored, soft closing cabinet. Vanity unit, low level W.C. and shaver point. Tiled walls and extractor fan.

COMMUNAL GARDEN

Beautiful award winning landscaped gardens offering an array of seating areas in an idyllic setting with well stocked flowers and greenery.





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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B	89	89	(81-91) B	87	87
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

Additional Information

AGENTS NOTES:

The Seller advises us that the lease length remaining is 122 years. With an annual ground rent of £510. The service charge is £674.38. We have not seen documentation to verify this information and suggest that a buyer should confirm these details via their solicitor.

AGENTS NOTES:

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