



McCarthy & Stone  
RESALES



12 Devonshire Grange Devonshire Avenue, Leeds, LS8 1AN  
Asking price £340,000 LEASEHOLD

For further details  
please call 0345 556 4104

# 12 Devonshire Grange Devonshire Avenue, Leeds, LS8 1AN

A WELL-PRESENTED and SPACIOUS, two bedroom, TWO BATHROOM apartment with JULIET BALCONY on the FIRST FLOOR of a MCCARTHY STONE Retirement Living Development for the OVER 60'S, just 150 yards to LOCAL SHOPS and BUS STOPS. On your doorstep is Roundhay with an excellent selection of bars, restaurants, pubs and independent shops.

## 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.

## 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 storage cupboard and a door to a second storage cupboard which has plumbing for a washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and bathroom.

## Lounge

A spacious double aspect lounge with a Juliet balcony and an additional side window making it bright and airy. There is a feature electric fire with surround which acts as an attractive focal point and there is ample space for dining. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads into the kitchen.

## Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Built-in oven and microwave, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## Bedroom One

Double bedroom with floor to ceiling window with views overlooking the attractive Devonshire Avenue. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Separate doors lead to a walk-in wardrobe, housing shelving and hanging rails, and the en-suite bathroom.

## En-suite Bathroom

Fully tiled and fitted with modern suite comprising of a bath with over adjustable shower head, hand rail and glass shower screen. WC, vanity unit with sink and illuminated mirror above, heated towel rail and emergency pull cord for assistance.

## Bedroom Two

Generous second bedroom which can be used for dining or a study with a window with views of Devonshire Avenue. Ceiling light, fitted carpets and raised electric power sockets.

## Shower Room

Fully tiled and fitted with modern suite comprising of a shower cubicle with glass screen, adjustable shower head over and hand rail. WC, vanity unit with sink and illuminated mirror above, heated towel rail and emergency pull cord.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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.

## Leasehold

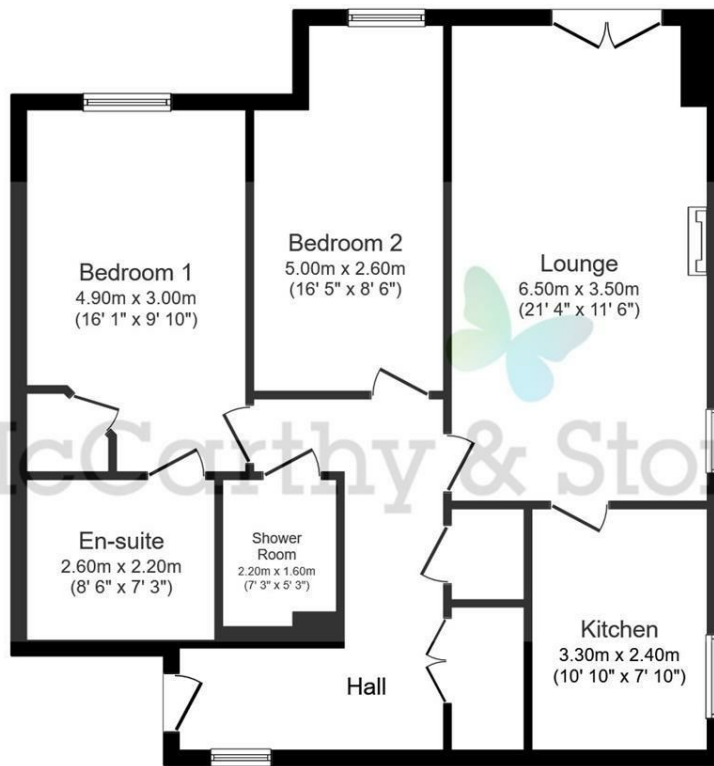
999 years from 2017

Ground rent: £495 per annum

Managed by: McCarthy and Stone Management Services  
It is a condition of purchase that all residents must meet the age requirements of 60 years.







**Floor Plan**

Total floor area 84.0 sq. m. (904 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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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