



Southlands
Apartment 28 - The Coach House
LS8 2JU

Guide Price £375,000



ManningStainton

helping people move

Southlands

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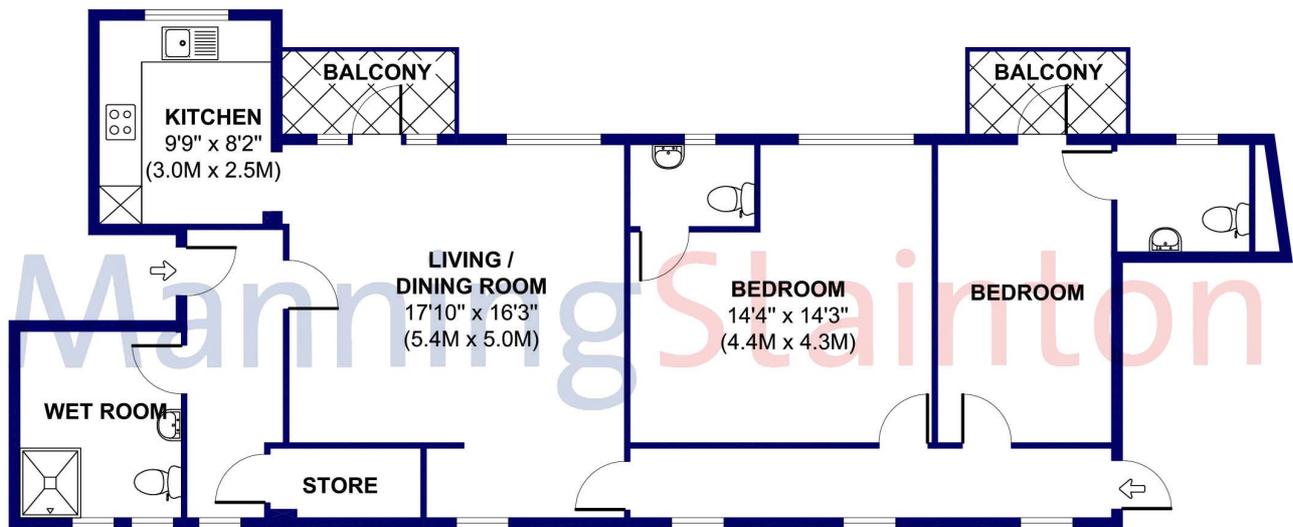
Set in the leafy suburb of Roundhay, Southlands is an exciting modern development of retirement apartments with 24-hour on site care and support for older people, within walking distance from picturesque Roundhay Park, offered for sale with a unique 'buy-back' option.

Apartment 28 is a spacious first floor property located within a beautifully converted former Coach House towards the rear of the development. With the option of two entrances (via either of the two main communal entrances, or via a separate entrance located on the side driveway) it means you can live independently but also have direct access to the communal areas, and the reassurance of care and support access on-site if or when, you might need it. Lift and step free access is available via the communal entrance. The internal accommodation includes a spacious open plan living/dining room with a French door affording access to a south westerly facing timber balcony overlooking the grounds, an attractively fitted kitchen with integrated appliances, two bedrooms both with en-suite WC facilities, with the second room having access to a south westerly facing balcony, and a separate shower/wet room.

The development includes all the comforts you would expect from luxury apartments, with the choice of cleaning and laundry packages, together with peace of mind of living in a safe and secure environment within attractively landscaped grounds. There is a guest suite available for visitors, and exclusive communal facilities for apartment owners including a beautifully appointed lounge, a further wood-panelled period reception room (that is also available for private hire), a restaurant with seasonal menu choices providing the option of breakfast, lunch, an evening meal and/or a light tea/supper, with a tray service to your apartment if preferred. As well as having a 24-hour emergency call system with on-site response and attendance, there are also additional care and support packages available which can be tailored to suit individual requirements from Westward Care, one of Leeds most respected health and social care providers. Offering a proven track record in providing award-winning care and support to older people, with highly trained and qualified staff and a focus on quality of life and quality of care.

Also within the development are a selection of other one and two bedroom apartments which are also for sale. Full details are available upon request.





THE COACH HOUSE

APPROX. GROSS INTERNAL FLOOR AREA 950 SQ FT / 89 SQ M

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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LEASEHOLD INFORMATION

Service Charge: £0
 Ground Rent: £150
 Years remaining: 124

*Please note that additional fees could be incurred for a leasehold pack as part of the purchase price.

Directions

From our Oakwood office proceed up Roundhay Road and continue straight ahead at the traffic lights onto Wetherby Road. The development is situated on the left hand side.

Viewing

By appointment only through our Oakwood branch

Agents Notes:

All measurements have been taken using electronic measuring devices and are only approximate.

Sales Particulars Version 1

We work with a number of specially selected companies and have pre-agreed competitive rates for our customers. If you use our Conveyancing Service then we will receive a referral fee from Move With Us Ltd. Our average fee earned is two hundred and eighty five pounds. If you use our Removals Service then we will receive a referral fee from The Shires Removal Group Limited. Our average fee is one hundred and five pounds. Please note that you are under no obligation to use any of these recommended services.



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Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.