

# Victoria Court – Sales Particulars

## Apartment 30 | £247,950



### Property Information

<b>Address</b>	VICTORIA COURT 224 Kirkstall Lane, Headingley, Leeds, LS6 3FB
<b>Price</b>	£247,950 (other weekly and deferred charges apply)
<b>Tenure</b>	Leasehold
<b>Bedrooms</b>	2
<b>Floor</b>	First
<b>View</b>	Garden
<b>Features &amp; Appliances</b>	Lounge/dining area Fully fitted kitchen with an oven, electric hob, extractor hood, fridge/freezer and washing machine Level-access shower Specialist flooring in kitchen and bathroom to reduce slip hazards Raised power points Security optical door viewer 24-hour emergency call system
<b>Lease</b>	The lease offered is a Non-Guaranteed Buy Back Lease with the remaining years left from the 125 year term granted in 2013.

**MHA Head Office:** Epworth House, Stuart Street, Derby, DE1 2EQ.

**MHA Head Office Phone:** 01332 296200 | **MHA Email:** [enquiries@mha.org.uk](mailto:enquiries@mha.org.uk) | **MHA Website:** [www.mha.org.uk](http://www.mha.org.uk)

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### Scheme Information

**Description & Location** Victoria Court is a purpose-built development of 50 apartments especially designed to make life comfortable for people in later life. Arranged on three levels with a lift and wheelchair access throughout. The development is situated near to Headingley Stadium and to local shops and amenities.

**Facilities & Features** Communal lounge with activity area; Atrium area with garden games; Shared gardens for outdoor enjoyment; Café bistro; Hair salon & Buggy store



### Charges & Services

**Charges** Service Charge: £102.11 per week  
Wellbeing Charge: £65.91 per week  
Ground rent: £445.20 per annum  
Council Tax: £1,330.89 per annum (Band B)

**Wellbeing Service** A wellbeing service is available, which includes 24-hour staffing support on site, help in any emergency as well as the organisation of an activity and events programme.

**Additional Services** Additional services can be purchased to suit individuals, offering personal and domestic support. Please see the Key Facts Document(s) for information.

**Disclaimer:** The illustrations used within these particulars are representative only and are provided to give potential buyers an overall impression. No part of these particulars should be relied upon, when entering into a contact to purchase. Furniture is excluded from all apartments. Photography is representative only. These particulars should be read in conjunction with the Energy Performance Certificate and the Key Facts Document(s)

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