

# Victoria Court

## Headingley

Apartment 10, 224 Kirkstall Lane, Headingley,  
Leeds, LS6 3FB

## Retirement Living

# £237,950\*

Leasehold

Shared Ownership

Available

## Independent Living with total peace of mind

This superbly appointed 2 bedroom ground floor apartment offers a rare opportunity to purchase an exceptional property for the over 60's. This apartment has 24-hour support and care as needed.

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.

\* Other weekly charges and deferred fees apply



### Location

Victoria Court is a purpose-built development of modern apartments on Kirkstall Lane in Headingley. The development is situated near to Headingley Stadium and to local shops and amenities.

### The Development offers

- The privacy and pleasure of your own home within a friendly community
- 24-hour specialist care and support
- The latest safety and security features
- A social programme of activities and events for your enjoyment

### Shared communal facilities include:

- Communal lounge with activity area
- Atrium area with garden games
- Assisted bathroom
- Shared gardens for outdoor enjoyment
- Café bistro
- Hair salon
- Buggy store

## Find out more

For further information or to make an appointment

Contact **0800 328 1656**

or email **[sales@mha.org.uk](mailto:sales@mha.org.uk)**

## Accommodation

- Lounge/kitchen/diner
- Master Bedroom
- En-suite shower room
- Second Bedroom

## Apartments

This light and spacious accommodation comprises:

- 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

## Specialist features

- On-site care team available 24 hours a day
- Optional, flexible, quality care, if needed
- Activity programme
- 24 hour emergency assistance
- Optional daily contact, for assurance



## Quality support for later living

The wellbeing service includes 24-hour staffing support on site, help in any emergency as well as the organisation of an activity and events programme.

The lease offered is a Non-Guaranteed Buy Back Lease with the remaining years left from the 125 year term granted in 2013. Please see the Key Facts document for details of this lease and the fees due upon sale of the property.

## Charges (2019/2020)

Service charge	£139.40 per week
Wellbeing	£63.80 per week
Ground rent	£445.20 per annum

## Council Tax (2019/2020)

Band B: £1279.38 per annum

Additional services can be purchased to suit individuals, offering personal and domestic support.

Additional documents to be read in conjunction with these particulars:

- Energy Performance Certificate
- Key Facts document

## Disclaimer

The illustrations used within this brochure are representative only and are provided to give potential buyers an overall impression. No part of this brochure should be relied upon, when entering into a contract to purchase. Furniture is excluded from all apartments. Photography is representative only.

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