



CHERRY TREE HOUSE

Leeds Jewish Housing Association are currently developing a superb purpose built new sheltered scheme for over 55s in the heart of the Jewish Community.

Opening in Spring of 2022 we have 51, one and two bedroom self-contained apartments complete with modern fitted kitchens and accessible bathrooms.

www.ljha.co.uk



The scheme also boasts:

- A beautiful communal lounge
- Café-bar and dining area
- Extensive private landscaped gardens
- Commercial drying facilities (space for washers in apartments)
- Guest suite with en-suite and kitchenette (chargeable)
- IT suite
- Ample free private car parking
- Electric car charging points
- Secure indoor storage for mobility scooters
- Physical link through to the Marjorie and Arnold Ziff Community Centre (MAZCC)
- Physical link through to 3 other sheltered housing schemes
- Stunning views for miles around from the upper floors
- Fire alarm with state of the art misting system
- 2 lifts
- Monitored CCTV
- Door entry with camera facility
- Fob access control

Sheltered Housing

We aim to enhance independence for those residing in the apartments through:

- A dedicated team of Housing Support Workers
- 24-7 support 365 days a year
- Regular calendar of activities across all schemes and at the MAZCC
- **All apartments include:**
- Hard wired call points, pull cord's and wearable pendants for 24/7 emergency assistance
- Adapted bathrooms with modern wet room facility and pull-down chair
- Contemporary kitchen to give a modern feel whilst ensuring maximum flexibility

EPC Rating B



Service charges include

- Garden maintenance
- Communal cleaning
- Window cleaning
- Warden call service
- Gritting

Apartments

Open plan kitchen

- Side opening mid height oven
- 4 ring electric hob with overhead fan and light with stainless steel hood
- Stainless steel sink and drainer with half bowl
- Plumbing for slim line dishwasher
- Plumbing for washing machine
- Space for fridge freezer
- Smart matching wall and base units together with slip resistant flooring
- Lockable cupboard suitable for medication

Open plan living/dining room

- Electric radiator
- Aerial points for TV, Sky, Virgin, Telephone
- Double glazed window

Master bedroom

- Television aerial point
- Electric radiator
- Door to bathroom

Bathroom

- Door to both hall and bedroom
- Walk in wet room with overhead shower
- Fold down seat
- Wash hand basin and low flush WC
- Part tiling to walls
- Warden call pull-cord

Gardens

To rear of apartments, enclosed lawned gardens with various patio seating areas and pergola.

Sheltered 1 bed total size

51m² / 549 ft²

Kitchen

2.5 x 2.8M / 8.2 x 9.2ft

Living dining

3.3 x 5 m / 10.8 x 16.4ft

Bed

3.5 x 3.2m / 11.5 x 10.5ft

Sheltered 2 bed total size

66.6m² / 716.9ft²

Kitchen

3 x 2.5m / 9.8 x 8.2ft

Living/dining

3.5 x 5m / 11.5 x 16.4ft

Bed 1

3.1 x 4.3m / 10.2 x 14.1ft

Bed 2

2.5 x 3.1m / 8.2 x 10.2ft





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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.