

THE PARETI

AMBITION





LIVING AT AMBITION

AMBITION IS 4 MILES EAST OF LEEDS CITY
CENTRE WITH GOOD TRANSPORT LINKS
INCLUDING BUSES, TRAINS AND THE NEARBY
M1 AND A1(M). THE DEVELOPMENT WILL
BORDER ROUNDHAY AND SEACROFT ON
ASKET DRIVE, OFFERING A COLLECTION OF
128 TWO, THREE AND FOUR BEDROOM HOMES.

There are many things to do in the surrounding area. Roundhay Park is one of the largest in Europe, with the nearest entrance just 15 minutes' walk away. Meanwhile, Leeds is brimming with shops, bars, restaurants, museums, music venues and more.



DISCOVER LEEDS

AMBITION IN SEACROFT, ON THE OUTSKIRTS OF LEEDS, IS WITHIN EASY REACH OF THE CITY CENTRE, WITH TRANSPORT LINKS TO SURROUNDING TOWNS AND CITIES, AND GOOD ACCESS TO THE M1 AND A1(M).

Local attractions include Roundhay Park and its popular Tropical World, 3.3 miles from the development. There are many activities in the city centre such as Trinity Leeds shopping centre, the Royal Armouries museum and West Yorkshire Playhouse.

There are quality schools in the local area, while The University of Leeds, one of the country's largest higher education institutions, is 4.2 miles away.

EDUCATION

Beechwood Primary School is just 20 minutes' walk from Ambition, and was rated outstanding by Ofsted. Roundhay School Primary Campus was also given an outstanding rating. The school is spread across two sites, with the primary campus just 12 minutes' walk from the development.

Early years education is available at Kentmere Children's Centre Daycare, rated good by Ofsted, and is just 16 minutes' walk miles from Ambition. Jumping Jack's Day Nursery was also rated good; it provides day care for children aged 1 to 5 from 7:45am to 5:45pm, Monday to Friday, and is also a 15-minute walk away.

Leeds Beckett University is a 12-minute drive away from the development, while The University of Leeds is 14 minutes away by car and featured in the top 100 universities in the world in the QS Rankings.

HEALTH & FITNESS

Park Edge Practice is just around the corner, providing GP appointments from Monday to Friday. There's also a Cohens Chemist, which opens until 6pm on weekdays. The Grange Medical Centre on York Road is also a five-minute drive away.

Seacroft Hospital can be reached in eight minutes by car and provides outpatient services.

John Smeaton Leisure Centre is a 9-minute drive from the development. Here you can use the 25-metre swimming pool, full-sized outdoor sports pitch, a range of sports halls and a gym with 53 exercise stations.

For dental health, Barrett & Associates dental surgery is just six minutes away by car, or you can head to Seacroft Clinic, also six minutes away, which works on a referral-only basis.

TRANSPORT

Ambition is next to the A58 Easterly Road, which provides a direct route into Leeds city centre in just 15 minutes.

Cross Gates train station is a 9 minute drive away and has services to nearby towns and cities such as Leeds, Huddersfield, York and Blackpool North. If you need to travel further afield, Leeds Train Station, 20 minutes away by car, has rail links to London King's Cross, Manchester Victoria and Piccadilly, Sheffield and Liverpool.

Seacroft Bus Station is a 30 minute walk away, offering services throughout Yorkshire. The 4 and 4A go to Pudsey via Leeds city centre and the 770 and 771 run to Harrogate. Closer to home, the 50A bus service to Horsforth runs straight past Ambition on Asket Drive.

Leeds Bradford Airport is just 30 minutes' drive away, with flights to European destinations such as Italy and Spain, as well as further afield to Brazil, the United Arab Emirates and South Africa.

SHOPPING

Seacroft Green Shopping Centre is a 5 minute drive from Ambition, where there's a Tesco Extra supermarket. The Asda Killingbeck superstore is 10 minutes away by car and has a range of services including a pharmacy, opticians and foreign exchange bureau.

Leeds city centre is famous for its shopping. There's the Victoria Quarter, a 17 minute drive from the development, with designer boutiques including Vivienne Westwood, Kurt Geiger and Mulberry.

Trinity Leeds has more than 120 shops, bars and restaurants as well as the Everyman Cinema, where you can order food and drinks from your seat. Top brand shops include DKNy Men, Armani Exchange, Replay, Swarovski and Victoria's Secret.

The Grade I listed Leeds Corn Exchange dates back to 1864, and this impressive Victorian building is now home to a variety of independent fashion labels, art, design and jewellery boutiques and quirky eateries.

THINGS TO DO

Roundhay Park has more than 700 acres of woodland, lakes and gardens to explore. There's a lakeside cafe and boating jetty, as well as a bowling green and children's play area. The nearest entrance is a 15-minute walk from Ambition. Tropical World, at the top end of the park and just 8 minutes away by car, is a great day out for all the family with indoor tropical gardens, a butterfly house, exotic birds, meerkats and even crocodiles.

Royal Armouries is 15 minutes away from Ambition by car and holds special events throughout the year, as well as permanent exhibitions across six themed galleries. Live shows such as jousting take place in the outdoor Tiltyard.

West Yorkshire Playhouse in Leeds city centre is 15 minutes away by car. The famous theatre hosts productions for all ages, including plays, comedy and musicals with big name stars like Sir Ian McKellen, Christopher Ecclestone, Diana Rigg and Lenny Henry.



THE PARETI

THE PARETI IS A THREE BEDROOM FAMILY HOME WITH CLASSIC GEORGIAN EXTERIOR.

The Pareti has a lounge that spans the back of the home with large French doors and side windows. The kitchen and dining area is big enough to seat a table of six and there is also a separate cloakroom.

Upstairs, the master bedroom has two windows that let in plenty of natural light. There are two further bedrooms including a single and a double, plus a family bathroom with Villeroy ϑ Boch suite.

The Pareti has its own allocated parking space or driveway.





GROUND FLOOR FIRST FLOOR

THE DIMENSIONS

G F			Λ	

Bathroom

4506mm x 2685mm	14'10" x 8'10"		
5024mm x 3484mm	16'6" x 11'5"		
1955mm x 1130mm	6'5" x 3'9"		
3735mm x 3125mm	12'3" x 10'3"		
3125mm x 1200mm	10'3" x 3'11"		
3137mm x 2753mm	10'4" x 9'0"		
2285mm x 1956mm	7'6" x 6'5"		
	5024mm x 3484mm 1955mm x 1130mm 3735mm x 3125mm 3125mm x 1200mm 3137mm x 2753mm		

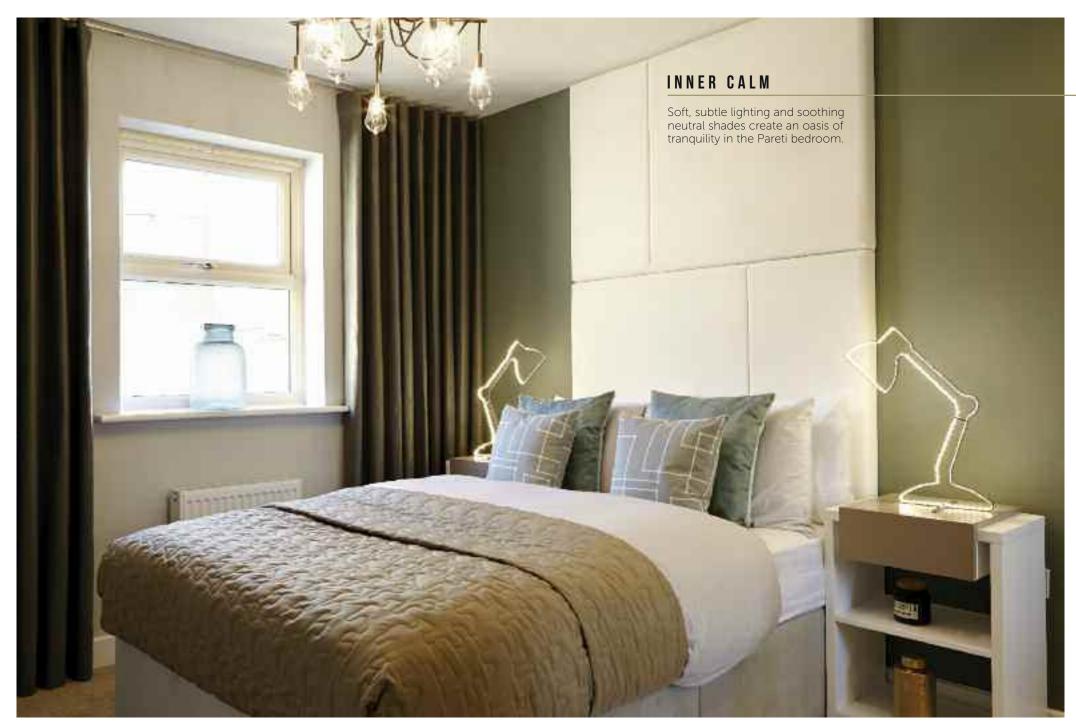
2754mm x 1700mm

9'0" x 5'7"











QUALITY & STYLE







KITCHENS

Every home has a sleek and stylish kitchen with stainless steel sink and mixer tap, Neff single electric oven and extractor fan, stainless steel splashback and Indesit ceramic hob. You can personalise your kitchen with your choice of cupboard doors, handles and worktops. There is also a selection of tiles from leading brand Porcelanosa.

BATHROOMS & ENSUITES

The contemporary bathrooms and ensuites feature sanitaryware by Villeroy & Boch. The cloakrooms, bath suites and shower trays are all in timeless white with fixtures and fittings such as taps in stainless steel.

Family bathrooms have a bath, shower or a shower over the bath with a glass screen. The luxury ensuites have good-sized square or corner shower enclosures and all tiles are from leading brand Porcelanosa.

CENTRAL HEATING & EFFICIENCY

New homes are approximately 65% more energy efficient, according to the Home Builders Federation. Our homes are designed to be as energy efficient as possible with better ventilation and insulation, quality windows, reduced sound transmission, and increased fire and electrical safety. Energy efficient appliances are fitted as standard.

Every home is fitted with gas central heating as standard with an Ideal Logic boiler.

FIXTURES & FITTINGS

Homes are finished to a high standard with oak veneer internal doors throughout. There are two or three television and telephone points, and smoke detectors are fitted as standard.

Rooms are decorated in neutral colours to give you the flexibility to move in straight away or personalise the interior design to suit you.



INSIDE & OUT







GARDEN & EXTERNAL FEATURES

Each home has a statement front door with contemporary handle, door number and knocker. Many have overhead canopies with wall-mounted door lights or ceiling-mounted lights in the porch. UPVC windows in cream or grey have stone-effect finished cills.

The front gardens are landscaped with a tarmac or block paved driveway. Rear gardens are enclosed for privacy and fencing is finished in a dark brown stain. Homes with an integral or separate garage include doors by leading German brand Horman.

SECURITY

All external doors have a multipoint locking system included as standard and locks on all windows. There are viewing holes on front doors for extra security. You can choose to upgrade your home with an advanced security system for added peace of mind.

WARRANTIES

Homes are completed to National House Building Council standard with a 10-year Buildmark warranty. This is the UK's leading insurance cover for new homes.

For the first two years we will take care of issues with the central heating, roof or structure of the property and any other agreed areas such as water services. All kitchen appliances are covered by a two-year manufacturer's warranty.

Once built and ready to move in, you will be invited to a guide and demonstration of your new home. On moving day, you will receive a comprehensive homeowner's handbook and you will be introduced to a dedicated Customer Service Co-ordinator.





We are delighted 94.7% of our customers say they are happy with the quality of their new homes and would recommend Strata to a friend.

The result means Strata was awarded the highest accolade of five stars in the latest customer satisfaction survey by the home builders federation and national house building council.

"Strata is a modern family business with a fresh approach to home building. Our love of design and quality underpins a desire to create beautiful homes of the highest standard. Our customers are at the heart of everything we do and we strive to deliver an outstanding home buying experience."

ANDREW WEAVER
Chief Executive

WATCH THE FILM

youtube.com/homesbystrata

#MAKEITYOURS



STRATA.CO.UK