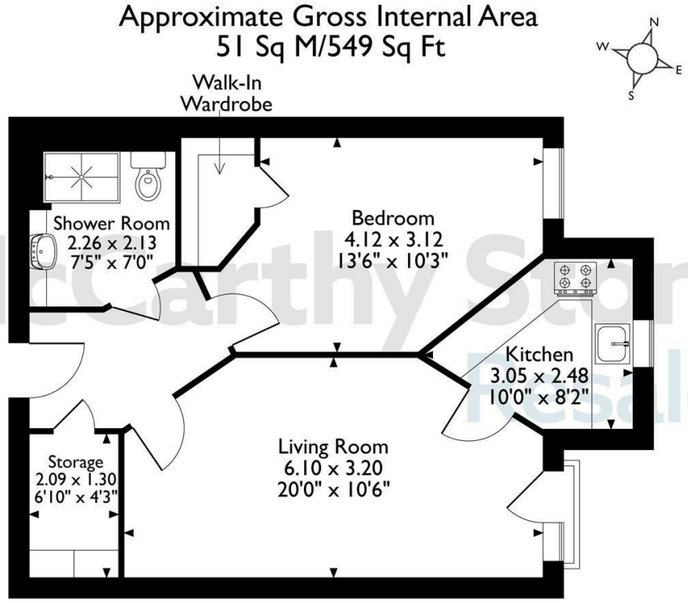
McCarthy Stone
Resales

17 Saxon Gardens, Penn Street, Oakham
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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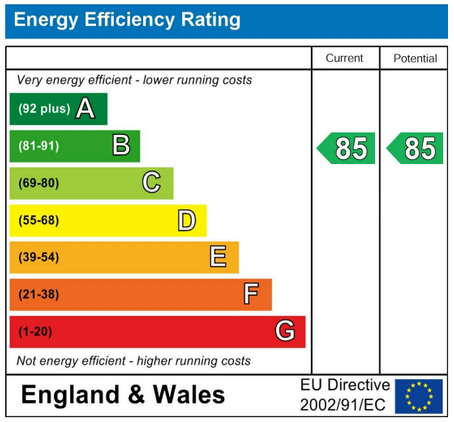
Council Tax Band: B



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised

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The Property Ombudsman

McCarthy Stone
Resales

17 Saxon Gardens

Penn Street, Oakham, LE15 6DF

Asking price £230,000 Leasehold

SUPERBLY PRESENTED, retirement apartment. The SPACIOUS LIVING ROOM with a Juliet Balcony. Modern kitchen with BUILT-IN APPLIANCES , DOUBLE BEDROOMS with a WALK-IN WARDROBE and a CONTEMPORARY shower room completes this wonderful apartment.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Saxon Gardens, Penn Street, Oakham, Rutland, LE15 6DF

1 bed | £230,000

Saxon Gardens
Saxon Gardens is located in the attractive town of Oakham near Rutland Water. The complex features 29 one bed and 29 two bed apartments, designed exclusively for the over 70s. At the McCarthy & Stone Retirement Living PLUS development in Oakham, safety is ensured with modern technology. The apartment is fitted with a camera entry system, so you know exactly who is calling before permitting them access and an intruder alarm, as well as smoke detectors for your safety.

The high quality development and apartment has be designed with retirees in mind, allowing you to live independently with the peace of mind of having on site staff available 24 hours should you need them. Two lifts providing access to all floors.

Every resident at the McCarthy & Stone development can enjoy access to the entire complex, including landscaped gardens, a sociable Communal Lounge where you can meet your new neighbours, and an on-site bistro servicing delicious meals daily.

Local Area
Oakham is the county town of Rutland in the East Midlands, 30 miles south east of Nottingham, 25 miles to the east of Leicester and 23 miles west of Peterborough. Oakham town centre has a thriving community, with plenty of independent shops, cafes and pubs, as well as all the local amenities like supermarkets, banks and pharmacies, and even a butcher's shop. High Street shops and Tesco supermarket only 250m away from the development, ideal for all the essentials.

McCarthy & Stone residents will have plenty of choice when it comes to eating out in Oakham, as there is a huge selection of restaurants serving a variety of cuisines, from traditional English fayre to Indian, Chinese and America. Oakham Castle is a popular attraction within the town, a rare example of 12th century architecture and sculptures. There's also Rutland County Museum for those interested in local history, and Oakham Library only 0.2 miles from the development. Oakham lies to the west of Rutland Water, which is one of the largest man-made lakes in Europe, and a popular tourist attraction due to the wide variety of wildlife and ecosystems it supports.

The lakes are a conservation area, with plenty of birds, plants, insects and other native species making their homes there. The reserve is located 1.5 miles from Saxon Gardens. Oakham train station is only 0.5 miles from the proposed development, which connects to Birmingham and Leicester to the west, and Peterborough to the east. There is also a once-daily service to Bedford, Luton and London St Pancras which passes over the historic Welland Viaduct, so there's plenty of opportunity for days out.

Entrance Hall
Front door with spy hole leads into the entrance hall. Walk-in storage cupboard. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Wall mounted electric panel heater, fitted carpet. Doors lead to the bedroom, shower room and living room

Living Room
Spacious living room with a double glazed door opening inwards to reveal a Juliet balcony with side garden views. There's ample room for a dining table. Sky/Sky+ connectivity and telephone point. Wall mounted electric panel heater. Power points. Two ceiling lights, fitted carpets. Part glazed door leads to separate kitchen.

Kitchen
A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. A single sink unit with drainer and mixer tap sits below a double glazed, electronically controlled window. Integrated electric oven and four ringed hob with extractor hood above. Integral fridge/freezer. Floor tiling, ceiling spotlights, power points.

Bedroom
Double bedroom with a walk-in wardrobe providing hanging rails and shelving. Additional fitted wardrobes. Ceiling lights, TV and phone point, ceiling light, fitted carpets. Wall mounted electric panel heater.

Shower Room
Fully fitted with suite comprising of a wet room style, level entry shower with curtain and hand-rail. WC, vanity storage unit with wash basin and illuminated mirror above. Matching wall and floor tiles. Ceiling spot lights. tiled flooring. Electric heated towel rail.

Service Charge
- 24 – hour Estate Management Team
- Cleaning of communal areas and windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Domestic Assistance
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £9,699.61 for financial year end 30/09/2026

Ground Rent
Ground rent: £435 per annum.
Ground rent review: 1st Jan 2034

Lease Information
999 Years from 1st Jan 2019

Moving Made Easy & Additional Services
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:
- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage