

21 Lonsdale Park

Barleythorpe Road, Rutland, LE15 6QJ



Asking price £330,000 Leasehold

BEAUTIFULLY PRESENTED two bedroom retirement apartment with a WALK-OUT BALCONY and ALLOCATED PARKING. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL ACTIVITIES take place.

Call us on 0345 556 4104 to find out more.

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

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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# Lonsdale Park, Barleythorpe Road, Oakham, Leicestershire, LE15 6QJ

## Lonsdale Park

Lonsdale Park in Oakham is located close to the heart of this historic town, in central England. Situated opposite picturesque parklands, the development boasts 43 apartments exclusively for those over 60s. Oakham is found in the county of Rutland, an area that was voted as the 'best rural place to live in Britain' by the Daily Telegraph in 2015. With its array of green parks and fields, yet close to the town centre for great shopping and restaurant scene, and beautiful historic architecture, it's easy to see why this pretty traditional market town is the place to be. The apartments are all equipped with energy efficient heating and raised height electrical sockets. Homeowners can enjoy everything the development has to offer, including the private homeowners' lounge and landscaped gardens, while visiting family and friends are more than welcome to stay over in the guest suite. For complete peace of mind, the development is completely secure, with intruder alarms, a camera entry system and fire detection equipment. There is also a 24-hour emergency call system and a House Manager on duty for any concerns. Mobility is never an issue, with lifts to take you to all floors.

## Apartment Overview

Superbly presented, south facing apartment with a spacious living room with access to a walk out balcony. The apartment boasts an en-suite shower room to the master bedroom, a double second bedroom and an additional shower room. The apartment has an allocated car parking space within the private car park.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Appello emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard and utility area containing a washer/drier. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedrooms and guest shower room.

## Living Room

A spacious living room with full height window and French doors opening out onto a walk out balcony..TV and telephone



points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, electric power sockets.

## Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface and tiling. UPVC double glazed window overlooking communal gardens. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood. Integral fridge freezer. Ceiling lights and under unit lighting. Ceramic floor tiling.

## Mster Bedroom

Bright and airy double room benefitting from a full height window allowing plenty of natural light in. Walk-in wardrobe housing rails and shelving. Additional 'Sharps' wardrobe. Ceiling lights, TV and phone point.

## Ensuite Shower Room

A modern fitted en-suite featuring a large level access walk in shower with grab rails and glass screen. High gloss vanity unit with inset wash hand basin with storage cupboards below. Fitted mirror with built in light. WC with concealed cistern Wall mounted chrome heated towel rail. Matching wall and floor tiles.

## Bedroom Two

A well proportioned second bedroom that would also be perfect for use as a dining room or study. A range of power sockets and TV point.

## Guest Shower Room

Modern fitted suite with large shower cubicle. WC. Wash hand basin set in a vanity unit. Heated towel rail. Matching floor and wall tiling.

## Car Parking

The apartment has an allocated car parking space in the private car park.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds



# 2 bed | £330,000

- 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, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £4,460.43 for financial year ending 30/06/26

## Lease Information

999 years from 1st June 2017

## Ground Rent

Ground rent annual fee - £495  
Ground rent review date: June 2032

## Additional Services and Information

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

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

