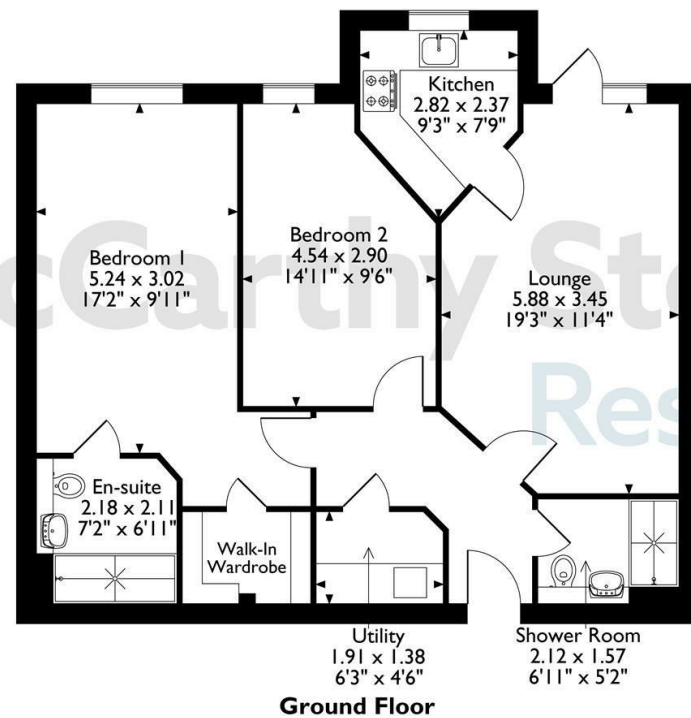
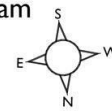


Lonsdale Park, Flat 14, Barleythorpe Road, Oakham  
Approximate Gross Internal Area  
76 Sq M/818 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>83</b>	<b>83</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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## 14 Lonsdale Park

Barleythorpe Road, Rutland, LE15 6QJ



**Asking price £225,000 Leasehold**

A beautiful two bedroom ground floor retirement apartment. A well-proportioned lounge with full height window and FRENCH DOORS opening out onto a PATIO AREA. In a highly desirable location with its array of green parks and fields, yet close to the town centre for great shopping and restaurant scene, and beautiful historic architecture.

**Call us on 0345 556 4104 to find out more.**

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# Lonsdale Park, Penn Street, Oakham

## 2 Bed | £225,000

### 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.

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour 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 well-proportioned lounge with full height window and French doors opening out onto a patio area. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, electric power sockets. Partially glazed doors lead onto a separate kitchen.

### Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double

glazed window overlooking communal gardens. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood, and integral fridge freezer. Ceiling lights and under unit lighting. Ceramic floor tiling.

### Master Bedroom

Bright and airy double room benefitting from a full height, double glazed window. Walk-in wardrobe housing rails and shelving. 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 has a double glazed, full height window with fitted curtain. 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.

### 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
- 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.

The Annual Service Charge is £4,618.28 for the financial year ending 30/6/2027.

### Lease Information

999 years from 1st June 2017

### Ground Rent

Ground rent: £495 per annum.

Ground rent review: 1st June 2032

### 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.
  - 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

