



McCarthy & Stone
RESALES

ROSLYN COURT

18 Roslyn Court Lisle Lane, Ely, CB7 4FA
Asking price £370,000 LEASEHOLD

For further details
please call 0345 556 4104

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BEAUTIFULLY PRESENTED RETIREMENT APARTMENT IN THE POPULAR ROSLYN COURT RETIREMENT LIVING PLUS DEVELOPMENT

Roslyn Court

Roslyn Court is located in the historic Cambridgeshire city of Ely. This fine collection of age-exclusive apartments is a must-see for those seeking retirement living in a fantastic location. The complex includes one and two bedroom properties, which are spacious, stylish, and offer the benefits of Retirement Living PLUS. Each apartment at Roslyn Court includes a large bedroom, spacious living area and high quality kitchen and bathroom. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have.

Within the service charge homeowners are allocated 1 hour of domestic assistance per week, however, additional hours can be arranged by prior appointment.

The development has a great community spirit with regular activities, annual events and day trips. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathrooms and main bedroom. Your home at Roslyn Court offers great comfort and security, allowing you to enjoy an independent and social retirement. Away from the privacy of your apartment, Roslyn Court features a selection of social areas, including the homeowners lounge and gardens. There is also a fantastic Bistro style restaurant serving meals every day of the year, complete with table service in addition to offering coffees and snacks throughout the day.

When your friends and family wish to visit, they too can enjoy comfort and privacy in the guest suite (£25 per night - subject to availability) It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Local Area & Apartment Overview

Roslyn Court is located within easy reach of Cambridge and with excellent transport links to surrounding areas. Perfect for the demands of modern living, Ely has a Post Office, a range of convenience stores and a great selection of highly-rated local restaurants. Just a short distance from Roslyn Court is a large Sainsbury's supermarket. There is an award-winning Farmers' Market twice a month, and weekly general and craft markets in this vibrant and dynamic city. The nearest Doctors' surgery is a quick drive away. Trains run direct to Cambridge, Norwich and London, and there are also good links by road around Cambridgeshire and beyond. You can

enjoy the University's Botanic Garden, soak up the atmosphere of the city's beautiful waterways such as The Backs, and explore some of its world-renowned colleges. Naturally a visit to the historic Ely Cathedral is a must. Whether you want to enjoy a wander around the buildings and grounds or join in the many events held all year round, there's something for everyone to enjoy.

Whatever you enjoy, Ely has something for everyone and an apartment at Roslyn Court could be the perfect place to spend your retirement.

A bright and airy apartment benefitting from a dual aspect living room with a Juliet balcony and views across the pocket park and countryside. Bedroom two would be perfect for use as a dining room/study/hobby room. A guest cloakroom and plenty of storage completes this well presented apartment.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall 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. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms, guest cloakroom and bathroom.

Living Room

A bright and spacious, dual aspect living room benefitting from a patio door and Juliet balcony overlooking the pocket park. An additional double glazed window allows the natural light to flood in. There's ample space for a dining table. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

Kitchen

Fitted with a range of cream fronted wall, drawer and base units, with a modern roll top work surfaces over, inset Bosch electric oven with standing over for microwave, Stainless steel sink unit with mixer tap and auto opening window above with views over countryside. Over counter lighting, four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer, tiled floor, down lighting, ventilation system.

Master Bedroom

A spacious, bright and airy room with double glazed window. Raised sockets, TV and telephone points. Walk in wardrobe with shelving and hanging rails.

Wet Room

Fully fitted wet room style with electric shower, grab rail and curtain. Low level WC, vanity unit with wash basin with cupboards beneath and fitted mirror light over. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Slip resistant flooring.

Bedroom Two

A spacious, bright and airy room with a double glazed window. Perfect for use as a dining room, study or shooby room. Raised electric sockets, ceiling light.

Guest Cloakroom

Fully fitted suite comprising of a low level WC, vanity unit with hand basin and illuminated mirror over. Half height wall tiling, anti-slip flooring

Service Charge

- Onsite Estate Manager and team
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

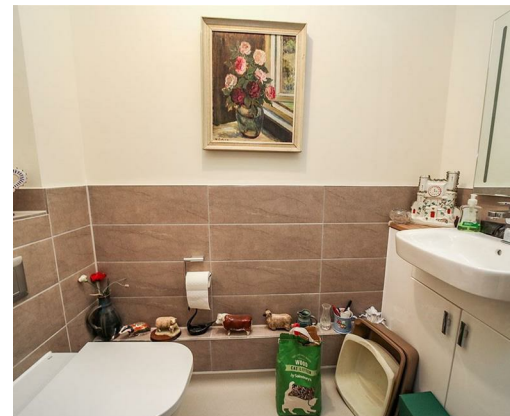
The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Ground Rent

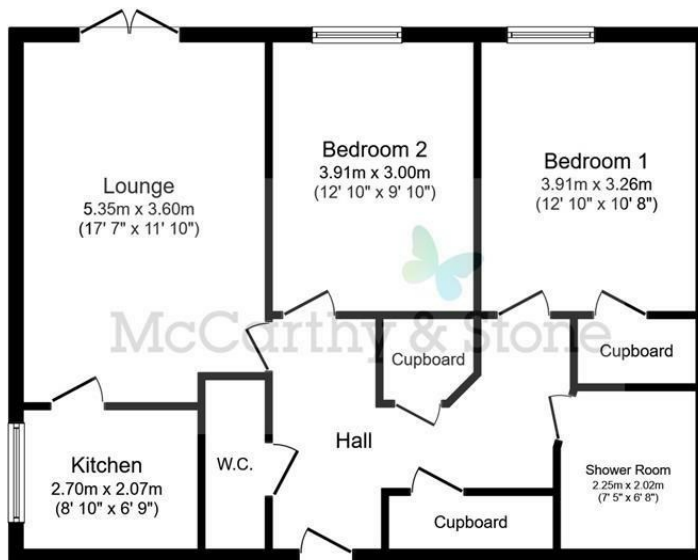
Annual fee - £510

Lease Information

999 years from August 2018







Floor Plan

Total floor area 75.0 sq. m. (807 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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