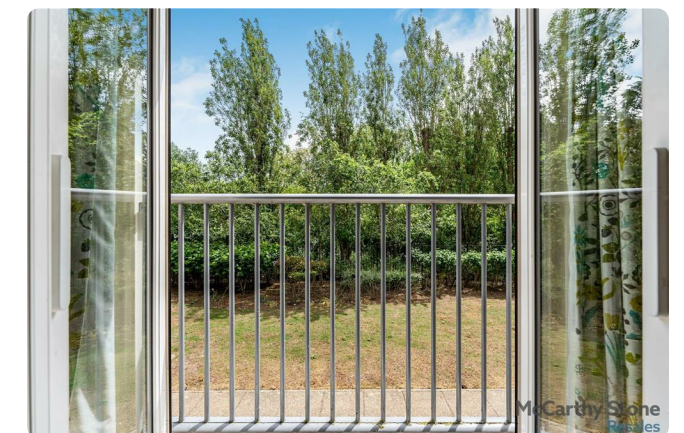
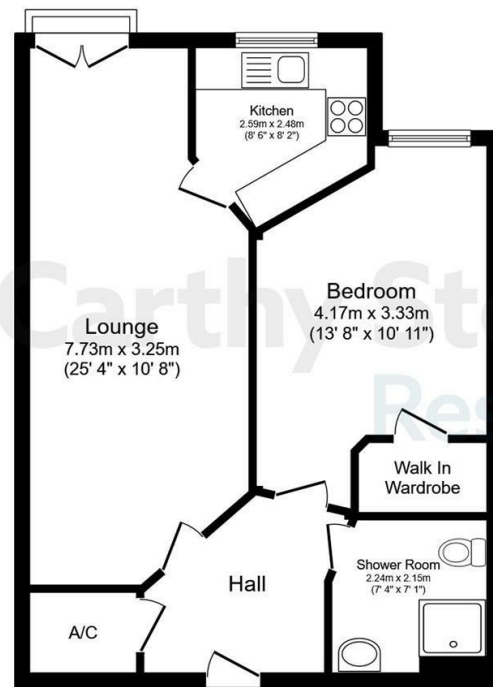


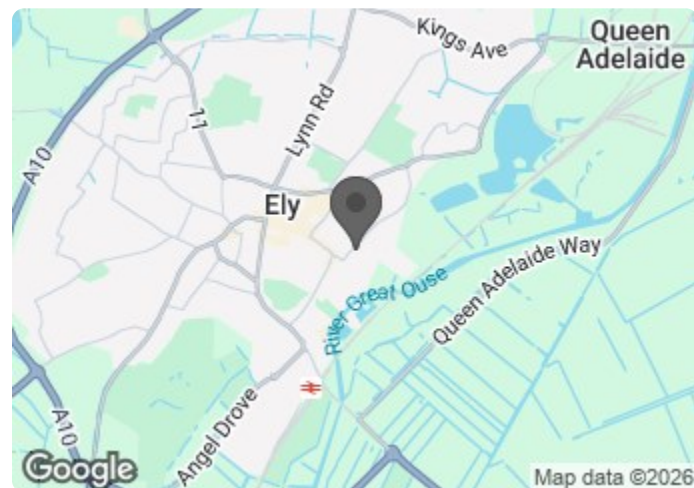
**20 Roslyn Court**

Lisle Lane, Ely, CB7 4FA



Total floor area 56.9 sq.m. (612 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). Powered by www.focalagent.com

Council Tax Band: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</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		

**Asking price £260,000 Leasehold**

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# Roslyn Court, Lisle Lane, Ely, Cambridgeshire, CB7 4FA

## 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)

## Local Area

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.

## Entrance Hall

Front door with spy hole leads to the 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, bedroom and shower room.

## Lounge

A bright and inviting south-east facing lounge, enjoying an abundance of natural light through a large window and featuring a Juliet balcony overlooking the peaceful communal gardens towards the rear. The spacious layout comfortably accommodates both lounge and dining furniture, creating an ideal space for relaxing or entertaining. The room is equipped with TV and telephone points, a Sky/Sky+ connection point, two decorative ceiling light fittings, and raised electrical sockets for added convenience. Partially glazed doors provide access to the separate kitchen.

## Kitchen

The kitchen is fitted with a stylish range of cream fronted wall, drawer and base units, complemented by contemporary roll top work surfaces. A stainless steel sink with mixer tap is positioned beneath a south east facing window, allowing plenty of natural light. Integrated appliances include a fridge freezer, while the inset electric oven is complemented by space above for a microwave. A four ring electric hob with a glass splashback and extractor hood completes the cooking area. Additional features include under cabinet lighting, recessed downlights, tiled flooring, and a ventilation system, creating a practical and well presented kitchen space.

## Bedroom

A spacious double bedroom featuring a large window with a sunny south-east aspect, enjoying pleasant views over the communal gardens. A door leads to a walk-in wardrobe fitted with shelving and hanging rails, providing excellent storage. The room is further enhanced by TV and telephone points, a central ceiling light fitting, and conveniently positioned raised electrical sockets.

## Shower room

A fully fitted modern wet room style shower room, comprising a low level WC and a vanity unit with wash basin, storage cupboards beneath, and an illuminated fitted mirror. The shower area is complemented by a grab rail and curtain for added convenience. The room is part tiled to the walls and features slip-resistant flooring, a wall mounted chrome heated towel radiator, ventilation system, shaving point, and recessed downlighting. An emergency pull cord is also installed for added safety and reassurance.

## 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

# 1 Bed | £260,000

- 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. To find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge: £10,096.85 (for financial year ending 30/06/2027).  
\*\*Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living costs (often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200).

## Lease Information

Lease length: 999 years from 1st Jan 2017

Ground rent: £435 per annum

Ground rent review: 1st Jan 2033

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

## 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.
  - 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

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

