PRICE REDUCTION

McCarthy & Stone
RESALES

14 Lonsdale Park Barleythorpe Road, Rutland, LE15 6QJ
Asking price £250,000 LEASEHOLD

For further details
please call 0345 556 4104

14 Lonsdale Park Barleythorpe Road, Rutland, LE15 6QJ

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.

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 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 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

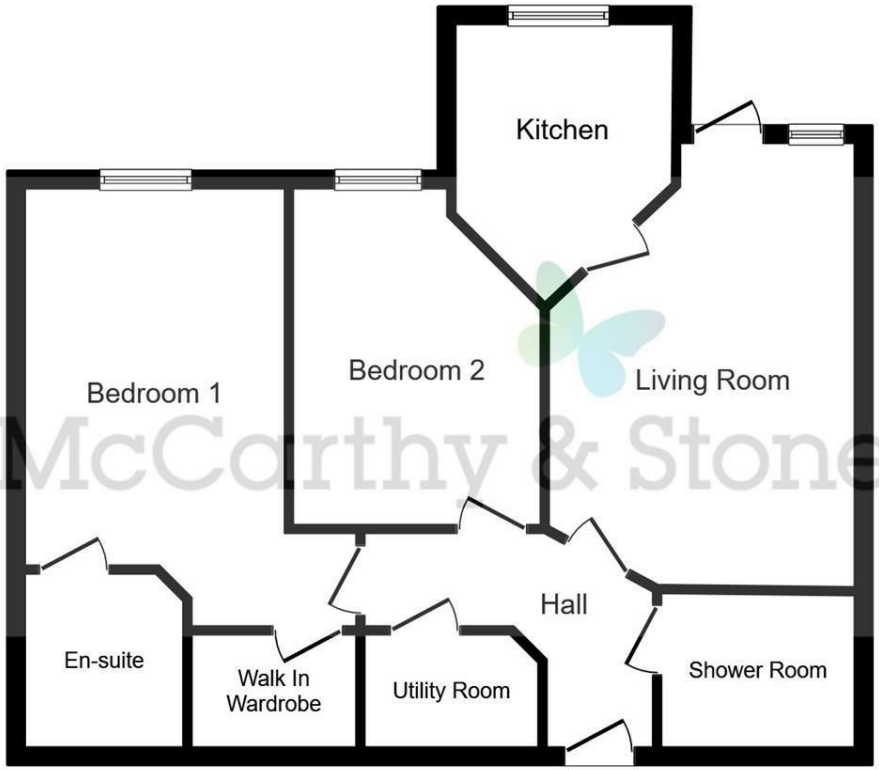
The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information

999 years from 1st June 2017

Ground Rent

Annual fee - £495



Floor Plan

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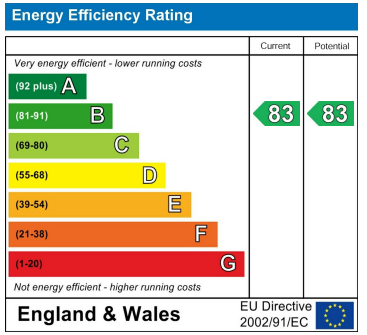
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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



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