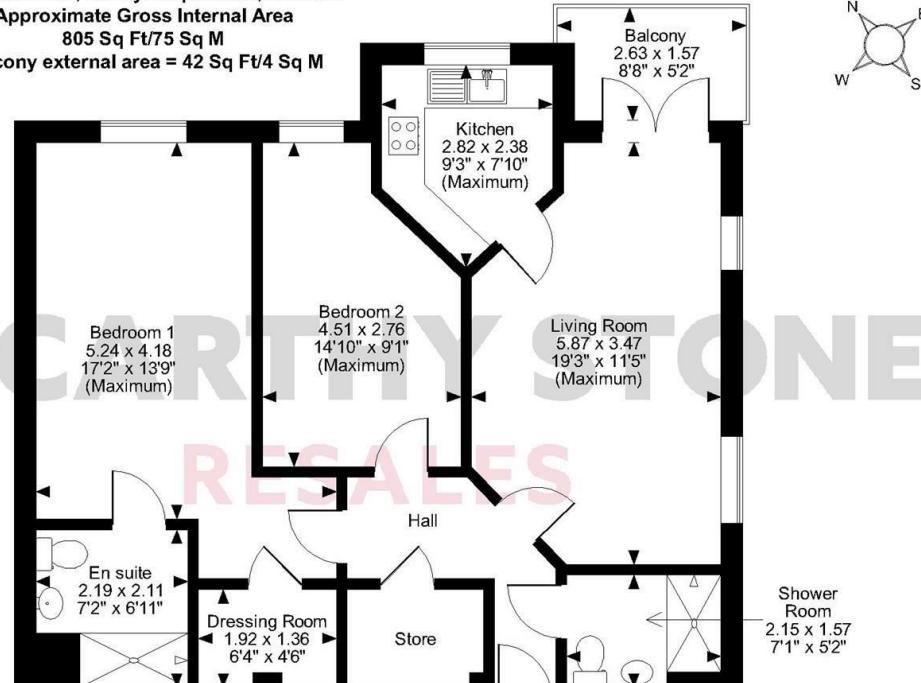


Lonsdale Park, Barleythorpe Road, Oakham  
Approximate Gross Internal Area  
805 Sq Ft/75 Sq M  
Balcony external area = 42 Sq Ft/4 Sq M



## COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

## McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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 only.



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**McCARTHY STONE**  
RESALES

## 19 LONSDALE PARK

BARLEYTHORPE, RUTLAND, LE15 6QJ



A beautifully bright and spacious two bedroom retirement apartment with a SPACIOUS BALCONY AREA OVERLOOKING THE GROUNDS. The apartment comes complete with an ALLOCATED CAR PARKING SPACE.

The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL ACTIVITIES take place.

### PRICE REDUCTION

**OFFERS OVER £265,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# BARLEYTHORPE, OAKHAM, RUTLAND

## LONSDALE PARK

Lonsdale Park in Oakham was built in 2017/2018, and has a very lengthy Lease of 997 years. The complex is located close to the heart of this historic town, 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, 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, landscaped gardens, and on-site car park, 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. It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

## LOCAL AREA

Oakham is the county town of Rutland in the East Midlands, 30 miles south east of Nottingham, 25 miles to the east of

Leicester and 23 miles west of Peterborough. Oakham town centre has a thriving community, with plenty of independent shops, cafes and pubs, as well as all the local amenities like supermarkets, banks and pharmacies, and even a butcher's shop. High Street shops and Tesco supermarket only 250m away from the development, ideal for all the essentials.

McCarthy & Stone residents will have plenty of choice when it comes to eating out in Oakham, as there is a huge selection of restaurants serving a variety of cuisines, from traditional English fayre to Indian, Chinese and American. Oakham Castle is a popular attraction within the town, a rare example of 12th century architecture and sculptures. There's also Rutland County Museum for those interested in local history, and Oakham Library. Oakham lies to the west of Rutland Water,

which is one of the largest man-made lakes in Europe, and a popular tourist attraction due to the wide variety of wildlife and ecosystems it supports.

The lakes are a conservation area, with plenty of birds, plants, insects and other native species making their homes there. Oakham train station is only 0.5 miles away which connects to Birmingham and Leicester to the west, and Peterborough to the east. There is also a once-daily service to Bedford, Luton and London St Pancras which passes over the historic Welland Viaduct, so there's plenty of opportunity for days out.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Smoke detector, security door entry system with intercom.. Doors lead to the kitchen, bedroom, living room and shower room.

## LIVING ROOM

A spacious, dual aspect living room benefitting from double glazed doors leading to a beautiful balcony overlooking the communal grounds. TV and telephone points, fire Two additional side windows allowing plenty of natural light. Sky/Sky+ connection point. Three ceiling lights. Fitted carpets, electric power sockets. Part glazed doors leading into a separate kitchen.

## KITCHEN

Modern fitted kitchen with a range of low and eye level units, drawers, and cupboards. UPVC double glazed window. with garden views. Composite sink with an ungraded 'Franke' tap and drainer sits beneath a double-glazed window. Under cupboard and under plinth LED lighting. Upgraded Siemens oven, hob and hood. Integrated fridge/freezer. LED ceiling downlights. Ceramic floor tiling.

## BEDROOM

A bright and spacious bedroom with a large double glazed, floor to ceiling window overlooking the grounds. Walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, range of sockets. Provisions for a wall mounted TV. Separate door leads to an en-suite.



# 2 BEDROOMS £265,000

## EN-SUITE

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. Bathroom cabinet. WC with concealed cistern. Wall mounted chrome heated towel rail. Matching wall and floor tiles.

## SECOND BEDROOM

A spacious second bedroom that could be used as an office or dining room. Ceiling lights, TV and phone point, range of sockets.

## 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

This apartment comes with an allocated parking space,

## 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 for this property is £4,327.92 per annum for financial year ending 30/06/2024.

## LEASE INFORMATION

999 years from 1st June 2017

## GROUND RENT

Ground rent: £495 per annum

Ground rent review: 1st June 2032

