



McCarthy & Stone

RESALES



12 Roslyn Court, Lisle Lane, Ely, CB7 4FA
Asking price £275,000 Leasehold

For further details
please call 0345 556 4104

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WELL PRESENTED ground floor apartment with access to the COMMUNAL GARDENS and an ALLOCATED CAR PARKING space.

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. 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 a Home Owners Association who support each Home Owner, 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 Bisto 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 or of age or over.

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.

Apartment Overview

A well presented ground floor apartment benefitting from a bright and spacious living room with a patio door providing access to the communal gardens. The apartment comes complete with an allocated car parking space.

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's access to a walk-in storage cupboard/airing cupboard and an additional storage area. 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, bedroom and shower room.

Living Room

A spacious living room with a double glazed door leading to a patio area within the communal garden. There's ample space for a dining table. TV and telephone points, Sky/Sky+ connection point. Feature electric fire and surround. 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 window overlooking onto the gardens. Over counter lighting, for ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer, tiled floor, down lighting, ventilation system.

Bedroom

A spacious, bright and airy room benefitting from a large full height window with views onto the garden. Raised sockets, TV and telephone points. Walk in wardrobe with shelving and hanging rails.

Shower Room

Fully fitted wet room style with electric shower 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.

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.

Allocated Car Parking

The apartment comes with an allocated car parking space in the private car park.

Ground Rent

Annual charge £435

Lease Information

999 years from August 2018







Floor Plan

Total floor area 49.0 sq. m. (527 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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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		
England & Wales	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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Registered in England and Wales No. 10716544

