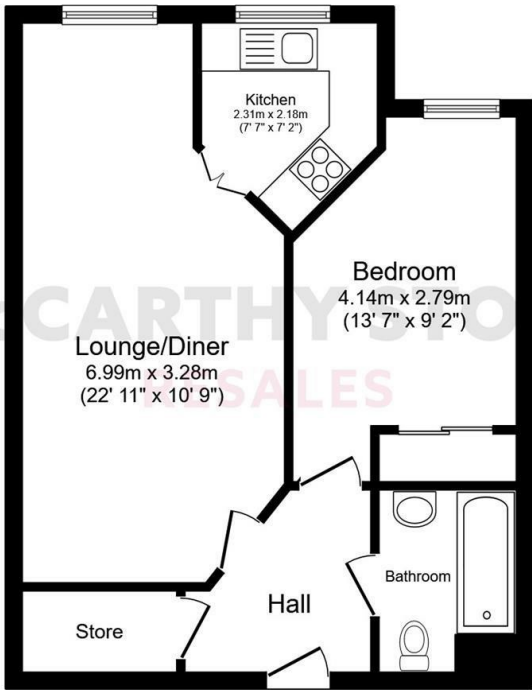


32 Rowleys Court

Sandhurst Street, Leicester, LE2 5AS

PRICE  
REDUCED



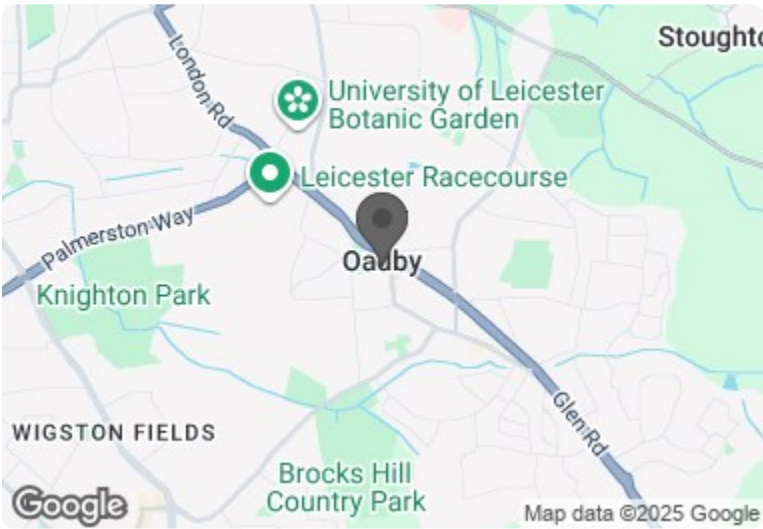
Total floor area 47.9 m² (516 sq.ft.) approx

Printed Contact Details...

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

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Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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	



PRICE REDUCTION

Asking price £112,500 Leasehold

A WONDERFULLY presented one bedroom retirement apartment. A SPACIOUS living room. Modern kitchen with BUILT IN APPLIANCES, recently refitted boiler, double bedroom with FITTED WARDROBES and a modern bathroom completes this lovely apartment. The development offers EXCELLENT COMMUNAL FACILITIES including a communal lounge where SOCIAL EVENTS take place.

CAN BE OFFERED FURNISHED OR UNFURNISHED

Call us on 0345 556 4104 to find out more.

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. Details regarding any common charges 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 that 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 purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Rowleys Court, Sandhurst Street, Oadby,

1 Bed | £112,500



### Rowleys Court

Rowleys Court is a McCarthy and Stone Retirement Living development of 49 specifically designed one and two bedroom apartments for the over 60s. Rowleys Court provides the benefit of owning your own home, free from worries about external maintenance whilst having the support from our on-site House Manager.

Rowleys Court is situated in Sandhurst Street, close to the A6 Leicester Road in the vibrant town of Oadby which offers a range of local shops, bars and restaurants as well as a variety of supermarkets. There's something for everyone in Oadby including country parks, tennis courts and bowling greens all in close proximity. Leicester Race Course is a short walk away, where you will find many events as well as hosting 31 race meetings throughout the year.

For those who enjoy a trip out there's Leicester City Centre (3 miles) the popular Fosse Park Retail Park (5 miles) and the thriving market town of Market Harborough (12 miles). Regular bus routes are accessible nearby as well as fantastic road links. We are pleased to offer to the market this delightful and spacious one bedroom, second floor apartment. The apartment boasts Economy 7 storage heaters throughout, Sky connection points to living area and security entry system.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

The service charge breakdown can be found below.

### Moving Made Easy

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 to.
- 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 speak with our Property Consultant today.

### Entrance Hall

Front door with spy hole leads to the entrance hall with doors leading to the living room, shower room, bedroom and storage/airing cupboard. The 24-hour Tunstall emergency response pull cord system, apartment security door entry system with intercom and smoke detector are situated in the hallway.

### Living Room

Spacious living room with ample room for a dining table and the electric fire with surround provides an attractive feature. Ceiling light, TV and telephone points, fitted carpets and curtains. Doors leading to the separate kitchen.

### Kitchen

Fully fitted kitchen with a range of base and wall units, roll top work surface and tiling above. Stainless steel sink with mixer tap sits beneath a double glazed window. Built in waist level oven, ceramic hob with extractor hood. Under counter integral fridge and freezer. Floor tiling.

### Master Bedroom

A bright and airy, double bedrooms. Double mirror fronted wardrobe. Fitted carpets. Ceiling light, TV and phone points.

### Bathroom

Fully tiled and fitted with suite comprising of a bath with shower over with support rails and curtain. Vanity unit and hand basin with mirror over and low level WC. Heated towel rail.

### 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.

Annual service charge: £2,532.77 for financial year ending 31/03/2026.

### Car Parking Permit Scheme

The fee is usually £250 per annum, available on a first come, first served basis. Please check with the House Manager on site for availability.

### Ground Rent

Ground rent: £435 per annum  
Ground rent review: 1st Jan 2026

### Lease Information

Lease: 125 years from 1st Jan 2011

### Additional Information & Services

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

