



McCarthy Stone  
RESALES

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APPROX. GROSS INTERNAL FLOOR AREA 588 SQ FT / 55 SQM	Roslyn Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 12/05/23
	photopl

## COUNCIL TAX BAND: A



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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 purposes only and do not form part of any agreement. All purchases will be subject to contract terms.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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53 ROSLYN COURT  
LISLE LANE, ELY, CB7 4FA



A sunny SOUTH EAST facing one bedroom apartment with COURTYARD VIEWS situated on the first floor within a popular MCCARTHY STONE retirement living plus complex.

~ PART EXCHANGE, ENTITLEMENTS ADVISE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

**ASKING PRICE £253,950 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# ROSLYN COURT, LISLE LANE, ELY, CAMBRIDGESHIRE, CB7 4FA

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR

## THE DEVELOPMENT

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. 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).

## APARTMENT OVERVIEW

This well presented one bedroom apartment with the benefit of a sunny south east facing aspect and views towards the courtyard and features a modern kitchen and bathroom. The apartment is situated on the first floor which can be located via lift or stairs both positioned closeby.

## ENTRANCE HALL

Front door with spy hole leads to the entrance hall where you will find the 24-hour Tunstall emergency response pull cord system situated. 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. All other doors lead to the lounge, bedroom and wet room.



Under-floor heating throughout, each room having its own adjustable thermostat control. Ventaxia air circulation system throughout

## LOUNGE

A spacious lounge with south east facing window providing views towards the well maintained courtyard. The lounge allows ample room for dining, current homeowner has this positioned in front of the airy window. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Partially glazed door lead onto a separate kitchen.

## KITCHEN

Fitted with a range of high gloss units, with a modern roll top work surfaces over. Stainless steel sink unit with mixer tap and a window with blind above providing courtyard views. Inset Bosch electric oven with space above for a microwave and four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer. Tiled floor, ceiling and over counter lighting and ventilation system.

## BEDROOM

A sunny south east facing bedroom with views towards the courtyard has the benefit of a walk in wardrobe with shelving and hanging rails. TV and telephone points, fitted carpets and raised electric power sockets.

## WET ROOM

Modern, fully fitted wet room with electric shower, grab rail 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. Slip resistant flooring.

## SERVICE CHARGE (BREAKDOWN)

- 24/7 On-site 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

**1 BED | £253,950**

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.

Annual service Charge: £8,855.85 for financial year ending 30/06/2024.

\*\*Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200').

## LEASE INFORMATION

Lease: 999 years from 1st Jan 2017

Ground Rent: £435 per annum

Ground Rent Review: 1st Jan 2032

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

## ADDITIONAL SERVICES

\*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living cost's.

\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

