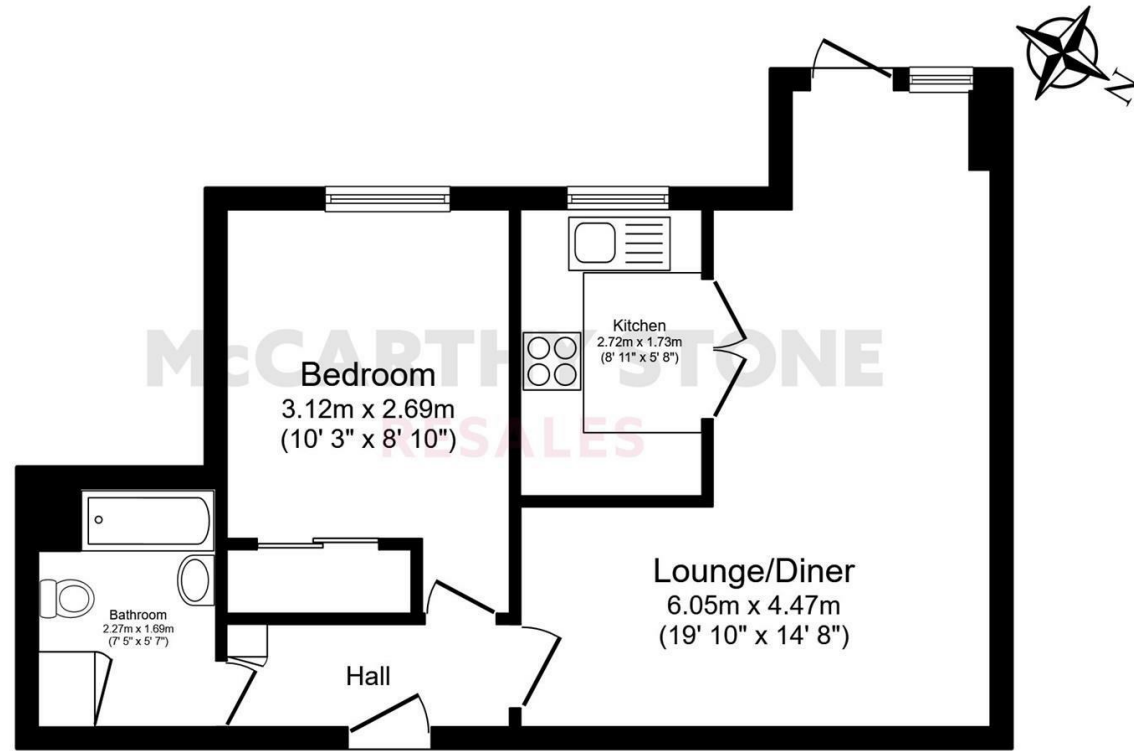


McCARTHY STONE RESALES

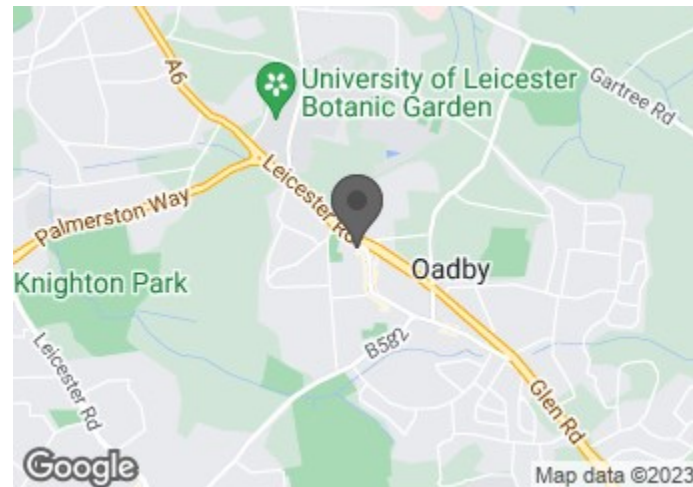
8 ROWLEYS COURT SANDHURST STREET, LEICESTER, LE2 5AS



Total floor area 41.9 sq.m. (451 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	84	85
(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 1% 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.



SUPERBLY PRESENTED one bedroom apartment benefitting from a SPACIOUS living room with a PATIO AREA and GARDEN VIEWS. The development offers EXCELLENT COMMUNAL FACILITIES including a communal Lounge where SOCIAL EVENTS take place.

ASKING PRICE £150,000 LEASEHOLD

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

ROWLEYS COURT, SANDHURST STREET, OADBY, LEICESTER

1 BED | £150,000

APARTMENT OVERVIEW

We are pleased to offer to the market this delightful and spacious one bedroom, ground floor apartment with a patio area overlooking the attractive communal garden. The apartment has Economy 7 heaters throughout, Sky connection points to living areas, security entry system and has UPVC double glazed windows throughout.

ROWLEYS COURT & LOCAL AREA INFORMATION

Rowleys Court is a McCarthy and Stone Retirement Living development of 49 specifically designed one and two-bedroom apartments for the over 60's, there is a lift and stairs to each floor. It enjoys a bright and airy feel throughout.

Rowleys Court provides the benefit of owning your own home, free from worries about external maintenance whilst having the support from our onsite House Manager.

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 socialize with friends and family. There is also a communal laundry and refuse room. 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.

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 close by as well as a variety of supermarkets. There's something for everyone in Oadby including country parks, tennis courts and bowling greens all close by. Leicester Racecourse 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 (5miles) and the thriving market town of Market Harborough (12 miles). Regular bus routes are accessible close by as well as fantastic road links as well as the train station being in Leicester.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall with doors leading to the living room, bathroom, bedroom and storage cupboard. The 24 hour emergency response pull cord system, apartment security door entry system with intercom, and smoke detector with carpet flooring and a heater.

LIVING ROOM

A bright and spacious living room with a double-glazed door and side window opening onto a patio area enjoying garden views. Large electric heater and wall mounted electric fire providing a great focal point. Two ceiling lights, TV and telephone points. Glazed double doors leading on to the separate kitchen.

KITCHEN

Fitted kitchen with a range of stylish wall and base level units, roll edged work surfaces with tiled walls and floor. Stainless steel sink with over tap sits beneath a window. Built in oven with ceramic hob with extractor hood over. Free standing fridge and freezer.

BEDROOM

Bright and airy double bedroom with a large window. With carpet flooring, heater. Fitted double, mirror fronted wardrobe, light fittings, TV and phone points.

BATHROOM

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

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.

Service charge: £2,021.04 per annum (for financial year end 31/03/2023).

CAR PARKING PERMIT SCHEME

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

GROUND RENT

Ground rent: £425 per annum
Ground rent review: 1st January 2026

LEASE INFORMATION

125 years from 1st Jan 2011

