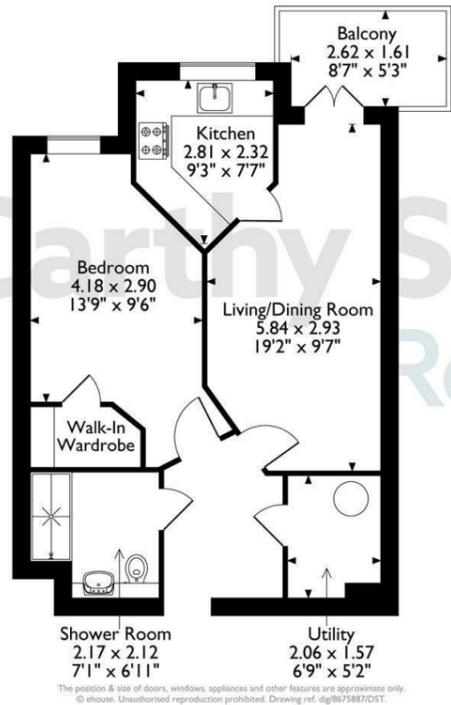


Lonsdale Park, Flat 27, Barleythorpe Road, Oakham
Approximate Gross Internal Area
48 Sq M/517 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dg/675887/DST.

Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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		

27 Lonsdale Park

Barleythorpe, Rutland, LE15 6QJ



Asking price £239,000 Leasehold

SUPERBLY PRESENTED one bedroom first floor apartment with WALK OUT BALCONY with side garden outlook and ALLOCATED CAR PARKING SPACE.

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

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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.



Lonsdale Park, 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 Lidl supermarket is 250m from the development whilst Tesco supermarket around a quarter of a mile away, 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 America. 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 a short walk 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 pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage/utility cupboard/airing cupboard housing a washer/dryer. Smoke detector, security door entry system with intercom. Doors lead to the living room, bedroom and shower room.

Living Room

A spacious living room benefitting from a double glazed door leading to a sheltered walk out balcony large enough to house a bistro set and provides an outlook over the side gardens. The room provides ample space for dining. TV and telephone points, Sky/Sky+ connection point, two ceiling lights and raised height 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. Stainless steel sink with mono lever tap and drainer sits beneath the window with blind. Eye level oven, ceramic hob, cooker hood. Integrated fridge/freezer. Ceiling lighting and ceramic floor tiling.

Bedroom

Generously size bedroom with a window over looking the gardens to the side of the development. Walk-in wardrobe housing rails and shelving. V and phone point, ceiling light and range of raised height electric sockets.

Shower Room

A modern fitted shower room 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. Illuminated mirror WC with concealed cistern Wall mounted chrome heated towel rail. Matching wall and floor tiles.

Car Parking

This apartment comes with an allocated parking space.

1 Bed | £239,000

Service Charge

- Visiting House Manager
- 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, to find out more about the service charges please contact your Property Consultant or House Manager.

The annual service charge for this property is £2,973.62 for the financial year ending 30/06/2026.

Lease Information

Lease length: 999 years from 1st June 2017

Ground rent: £425 per annum

Ground rent review: 1st June 2032

Moving Made Easy & Additional Services

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 that can assist with service charges or living costs.
- 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.

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

