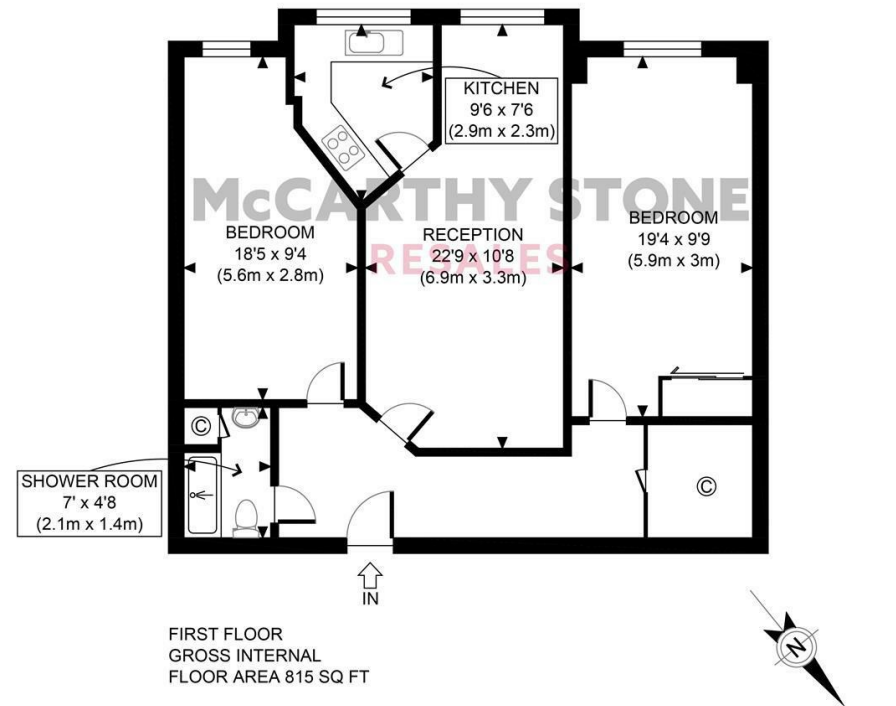


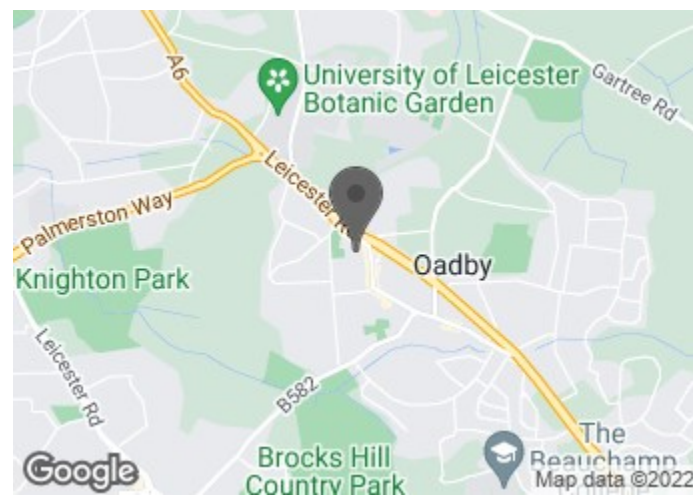
McCARTHY STONE RESALES

17 ROWLEYS COURT SANDHURST STREET, LEICESTER, LE2 5AS



APPROX. GROSS INTERNAL FLOOR AREA 815 SQ FT / 76 SQM	Rowley's 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 06/10/21
	photoplan

COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	88
(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 on 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

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SUPERBLY PRESENTED retirement apartment benefitting from a BRIGHT AND SPACIOUS living room with a QUIET AND ATTRACTIVE OUTLOOK, modern kitchen with BUILT IN APPLIANCES, two double bedrooms and a CONTEMPORARY shower room. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

ASKING PRICE £200,000 LEASEHOLD

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

ROWLEYS COURT, SANDHURST STREET, OADBY, LEICESTER

APARTMENT OVERVIEW

We are delighted to offer to the market this beautifully presented apartment benefitting from a bright and spacious living room enjoying garden views. The modern kitchen comes complete with built in appliances. Master bedroom has built in wardrobes and views of the gardens, whilst the double second bedroom would also be perfect for use as a dining room or office. A contemporary shower room completes this lovely apartment.

ROWLEYS COURT

Rowleys Court is a McCarthy and Stone Retirement Living development of 49 specifically designed one and two bedroom apartments for the over 60's. 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. 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).

LOCAL AREA

The vibrant town of Oadby 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 Race Course, which hosts race meetings as well as many events every year, is within walking distance, as is the delightful Botanical Gardens and Attenborough Arboretum for those who like a stroll.

Rowleys Court is especially well positioned for mature

residents, being a very peaceful but within easy walking distance of shops and the local Doctors surgery.

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 very close by as well as fantastic road links.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall with doors leading to the living room, bathroom and bedrooms. The 24 hour Tunstall emergency response pull cord system, apartment security door entry system with intercom and smoke detector are situated in the hallway. Large storage/airing cupboard containing boiler with shelving and storage space. Economy 7 storage heater.

LIVING ROOM

Spacious living room with a double glazed window overlooking gardens and allotments. Electric fire and surround providing a great focal point. Two ceiling lights, TV and telephone points. Economy 7 storage heater. Door leading on to the separate kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with over tap sits beneath a double glazed window. Built in waist level oven, with space over for a microwave, ceramic hob with extractor hood. Built in under counter fridge and freezer.

MASTER BEDROOM

Bright and airy double bedroom with large window overlooking gardens and allotments. Double mirror fronted wardrobe. Light fittings and curtains. TV and phone points. Economy 7 storage heater.

2 BED | £200,000

BEDROOM TWO

Double bedroom that would also make an ideal office or dining room. Storage cupboard. Ceiling light, Economy 7 storage heater, TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of a large shower cubicle with grab rails and screen, vanity unit and hand basin with mirror over and low level WC. Heated towel rail. Door leading to a Large storage cupboard.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Cost of the House Manager
- 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. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2,988.04 p.a (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

Annual fee - £495

LEASE INFORMATION

125 years from 1st Jan 2011

