

PRICE REDUCTION



McCarthy & Stone
RESALES



23 Rowleys Court Sandhurst Street, Leicester, LE2 5AS
Asking price £135,000 Leasehold

For further details
please call 0345 556 4104

23 Rowleys Court Sandhurst Street, Leicester, LE2 5AS

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

Apartment Overview

We are pleased to offer to the market this delightful and spacious one bedroom, first floor apartment with all views overlooking the attractive communal garden and beyond to tennis courts and a bowling green. The apartment has Economy 7 heaters throughout, Sky connection points to living areas, security entry system and has UPVC double glazed windows throughout. 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

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.

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 large 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.

Reception Room

A bright and spacious carpeted reception room which has a large picture window and incorporates a dining area. Large electric heater and electric fire and surround 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 waist level oven with space over for a microwave, ceramic hob with extractor hood. Integrated fridge and freezer.

Bedroom

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

Shower Room

Fully tiled and fitted with suite comprising of a double shower with grab rails and screen, 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.

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.

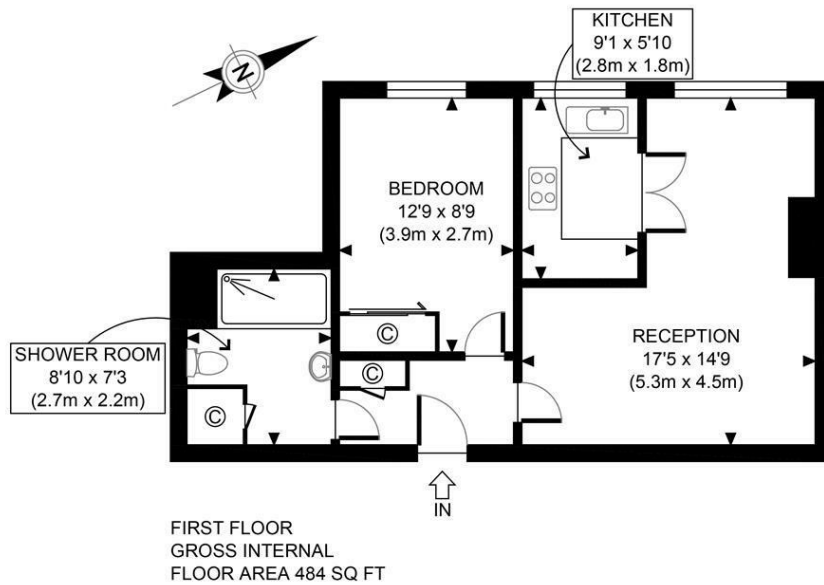
Ground Rent

Annual fee - £425

Lease Information

125 years from 1st Jan 2011





APPROX. GROSS INTERNAL FLOOR AREA 484 SQ FT / 45 SQM 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	Rowley's Court
	date 23/03/21
	photoplan



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales			England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.
The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)
 These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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