



Springfields School Lane  
| LE65 2RW | Guide Price £130,000

ROYSTON  
& LUND

- Sophisticated Supported Living
- Fully Equipped For Wheelchairs
- Open Plan Living High Specification
- Nursing Staff On Site 24Hrs
- LEASEHOLD
- Self Contained One Bedroom Apartment
- Lift
- Communal Lounge With Regular Activities
- Communal Gardens
- EPC Rating B





This stunning first floor apartment is self contained with private entrance door into a spacious hallway, leading to the large lounge with French doors onto the balcony, the lounge is open plan to the fully fitted kitchen with a range of modern base and wall units and integrated appliances. Leading off from the hallway is one double bedroom and fabulous spacious wet room.

The front entrance has a video door entry system, and each apartment also has its own secure entrance. To enable residents to take advantage of all things digital, the apartments are equipped with fibre optic broadband, although residents will need to arrange their own provider.

Springfields is built on the site of the old farm, and has taken inspiration from nature and history to produce apartments dedicated to health and wellbeing, homes are light and spacious to create a feeling of starting afresh at a pace to suit your lifestyle.

The building consists of 65 one and two bedroom apartments. Part of feeling safe and secure in your own home is knowing that help is at hand when you need it. Which is why at Springfields we will have a dedicated team of staff available 24 hours a day throughout the year. We also know that people want to stay in their own homes for as long as possible, but may at some point require additional care, support or help with the little things to ensure it happens. That is why we will offer flexible packages of care and support to suit individual needs.

You would be buying a 75% Share and an additional monthly cost of £687.17 is payable to East Midlands Housing. Please ask Royston & Lund for a breakdown of these costs.

This development is for the over 55's. You also have a wealth of amenities very close including medical centre, Co-op convenience store and café.



**First Floor**  
 Approx. 56.3 sq. metres (605.7 sq. feet)



Total area: approx. 56.3 sq. metres (605.7 sq. feet)



**EPC**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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& LUND**