



Apartment 29, Lonsdale Park Barleythorpe Road,
Barleythorpe, Oakham, LE15 6QJ

 **NEWTON FALLOWELL**



Key Features

- First Floor Retirement Apartment
- Two Doubles Bedrooms
- Luxury En-Suite & Separate Shower Room
- Fully Fitted Kitchen with Integral Appliances
- Walking Distance To Town Centre
- Allocated Parking for One Vehicle
- Retirement Development with Residents Lounge & Guest Suite
- Lift To All Floors

£250,000





Set within this modern private development of luxury Retirement Apartments is this extremely well presented and deceptively spacious two-bedroom apartment offering a luxury internal feel with two hotel style shower rooms, fully integrated kitchen, and a very useful utility cupboard. Offered for sale with its own parking space and situated on the first floor of this stunning development, this well thought out apartment is presented in a 'ready to move in condition'. Situated within easy walking distance to Oakham's bustling town centre, train station and local amenities, this lovely property should be viewed at the earliest opportunity.



As you approach Lonsdale Park from the front an intercom entry door opens into the lobby area. A lift then leads you to the first floor and a corridor leads you to the private entrance for the apartment and into the entrance hall. From the entrance hall you have a very useful utility cupboard and access into the accommodation. The open plan light and airy living and dining room has a side window and double doors featuring a Juliette balcony with picturesque views over the private grounds. A door leads through to the fully integrated kitchen, with built in appliances such as a fridge/freezer, electric hob, and waist height oven. The two double bedrooms are filled with natural light with the main bedroom boasting a walk-in wardrobe and luxury en-suite shower room. The apartment is then completed by a further luxury shower room.



Lonsdale Park is a fantastic development built by McCarthy & Stone in 2018. Each apartment has access to the popular Residents Lounge and mature garden areas. To assist with hassle free living, the apartment comes with a 24-hour emergency call system, on site house manager and guests can utilise the guest suite when coming to visit residents within the development.

Entrance Hall 3.33m x 2.24m (10'11" x 7'4")

Living & Dining Room 5.89m x 3.48m (19'4" x 11'5")

Kitchen 2.36m x 2.01m (7'8" x 6'7")

Utility Room 1.88m x 1.35m (6'2" x 4'5")

Master Bedroom 6.07m x 4.09m (19'11" x 13'5")

En-Suite 2.16m x 2.11m (7'1" x 6'11")

Bedroom Two 4.52m x 2.79m (14'10" x 9'2")

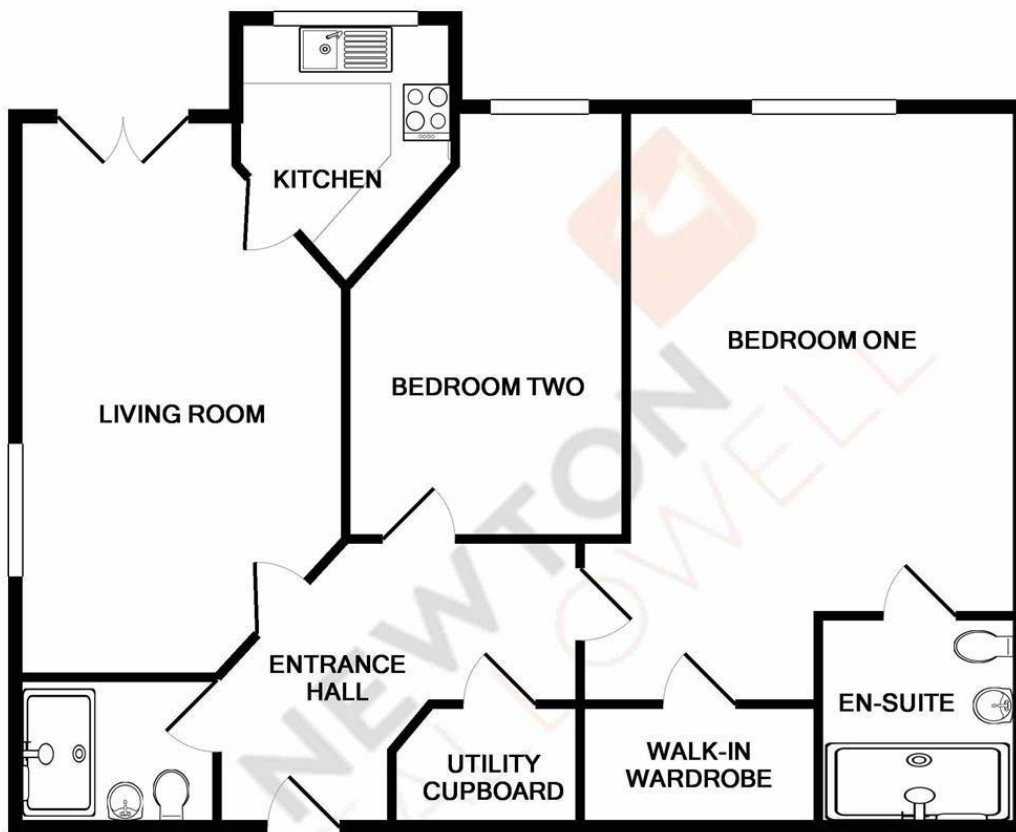
Bathroom 2.13m x 1.55m (7'0" x 5'1")

Leasehold Information

The property benefits from a 999-year lease granted in 2018. Currently, homeowners at Lonsdale Park pay a service charge payment of £4327.92 per annum (for the financial year ending 30/06/24) to cover the cost of building insurance, building maintenance and cleaning, on-site house manager, a contingency fund including internal and external redecoration of communal areas, 24-hour emergency call service, water rates for communal areas and apartments. The service charge does not cover external costs such as your council Tax, electricity or TV. Each apartment also pays a ground rent fee of £495 per annum. Please contact Newton Fallowell for further information on this.

Lonsdale Park

Homeowners at Lonsdale Park benefit from being part of a private gated development and enjoy access to beautiful gardens, terrace seating areas and a Residents Lounge. Guests of Homeowners can also enjoy access to the Guest Suite for stays at the development.



TOTAL APPROX. FLOOR AREA 865 SQ.FT. (80.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	81
(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	

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
 Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.