



Apartment 14 Lonsdale Park, Oakham, LE15 6QJ

 **NEWTON FALLOWELL**



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## Key Features

- Modern Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Living & Dining Area
- Modern Fitted Kitchen
- Main Bedroom with Walk-In Wardrobe & En-Suite
- McCarthy & Stone Assisted Living
- Residents Lounge, Guest Suite & Communal Gardens
- Easy Access to Train Station & Local Amenities

Guide price **£250,000 - £260,0000**







**\*\* GUIDE PRICE £250,000 - £260,000 \*\* PRIVATE ENTRANCE DOOR \*\* GROUND FLOOR \*\* NO ONWARD CHAIN \*\***

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 useful utility cupboard. Offered for sale with NO ONWARD CHAIN and situated on the ground floor of this stunning development, this well planned-out apartment further features a west-facing patio area leading from the living & dining room. 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 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 to the accommodation. Firstly, the open-plan living and dining room has a patio door leading to a paved seating area and a door leads through to the fully integrated Kitchen. 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 has 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.

### Room Measurements

Living & Dining Room 3.43m x 5.87m (11'4" x 19'4")

Kitchen 2.29m x 2.92m (7'6" x 9'7")

Bedroom One 4.09m x 5.79m (13'5" x 19'0")

En-Suite Shower Room 2.08m x 2.16m (6'10" x 7'1")

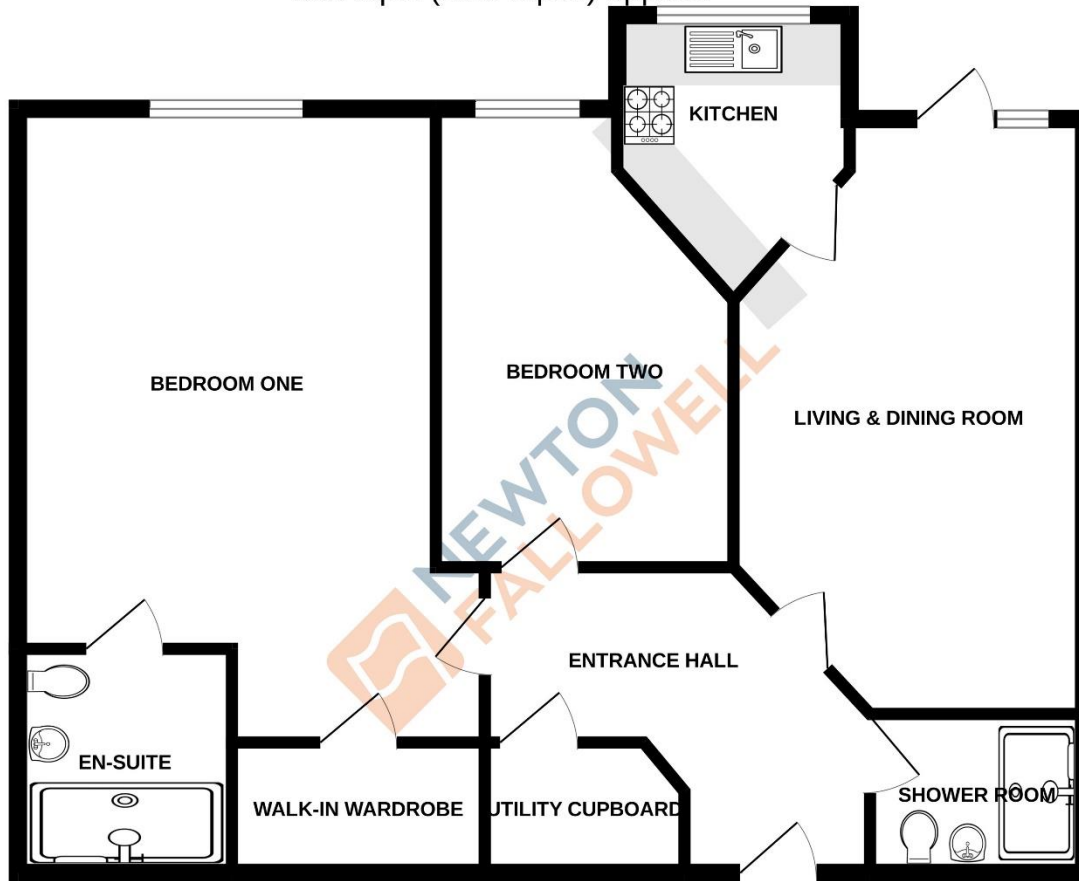
Bedroom Two 2.9m x 4.52m (9'6" x 14'10")

Shower Room 1.55m x 2.11m (5'1" x 6'11")

### Leasehold Information

The property benefits from a 999 year lease granted in 2018 with approximately 992 years remaining. We are advised that the owner pays a ground rent charge of £495 yearly and a service charge of £4,247.67 per annum up to financial year end 30/06/2025. 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, a 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Contact Newton Fallowell for further information.

GROUND FLOOR  
865 sq.ft. (80.3 sq.m.) approx.



LONSDALE PARK, BARLEYTHORPE, LE15 6QJ

TOTAL FLOOR AREA : 865 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### 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.