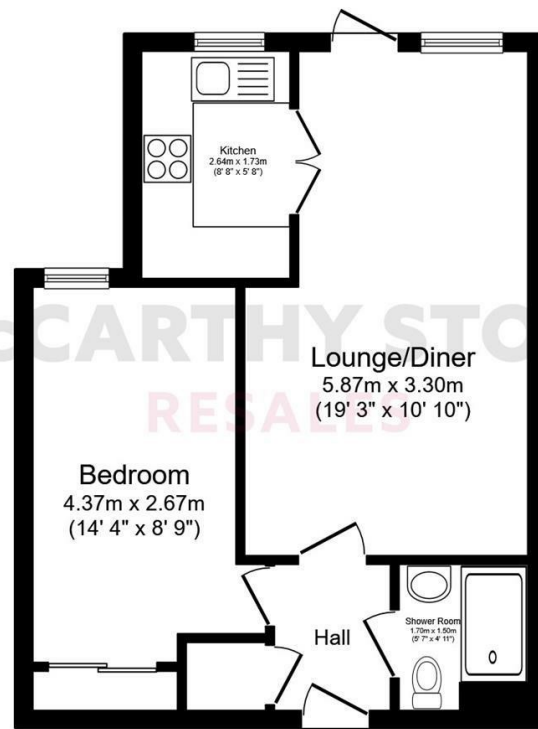


McCARTHY STONE RESALES

13 ROWLEYS COURT
SANDHURST STREET, LEICESTER, LE2 5AS



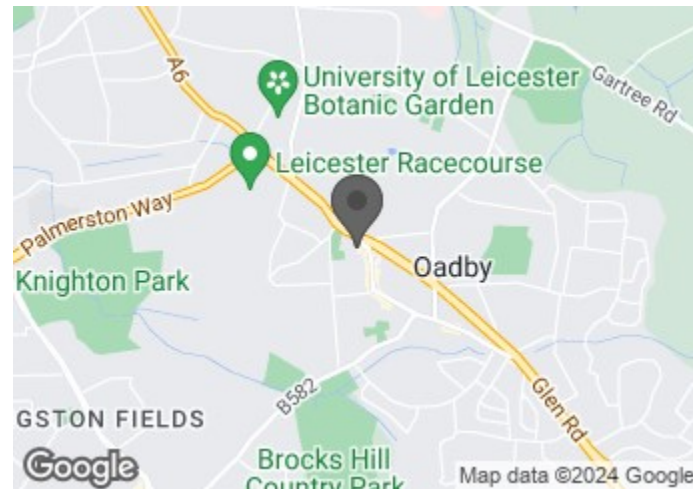
Total floor area 40.8 sq.m. (439 sq.ft.) approx

Printed Contact Details...

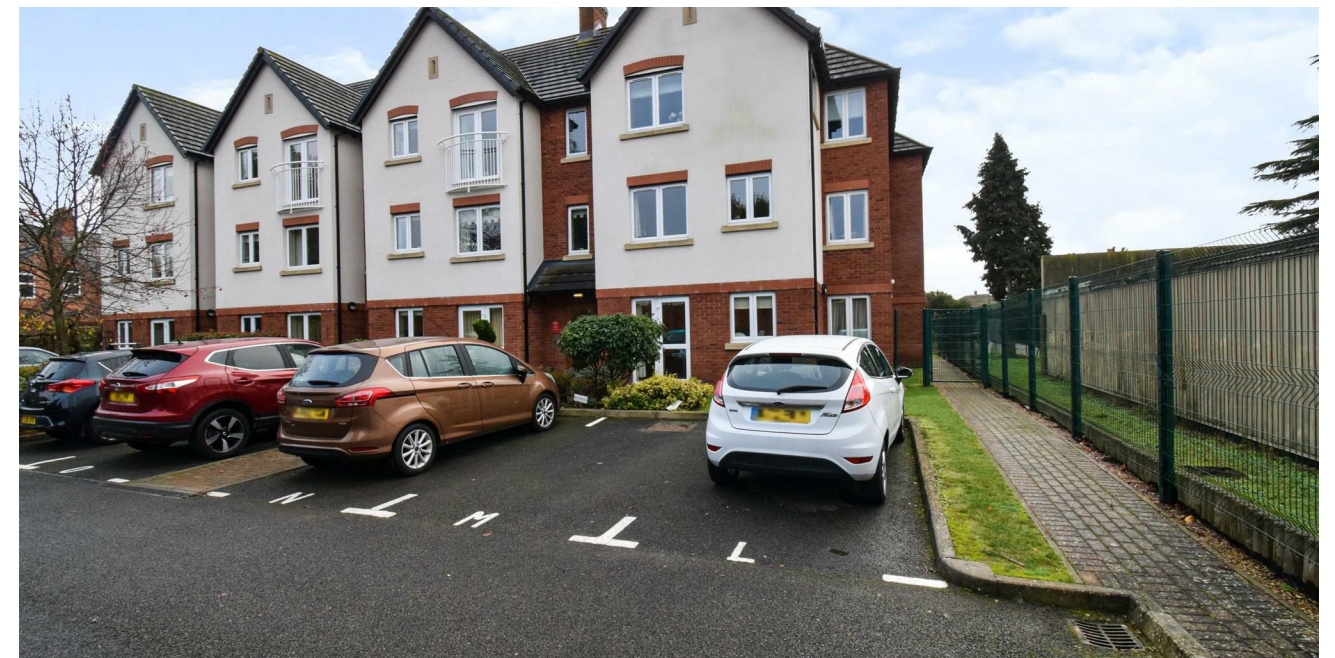
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: A



| Energy Efficiency Rating | | Current | Potential |
|---|--|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 80 | 86 |



McCARTHY STONE RESALES

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BEAUTIFULLY PRESENTED one bedroom retirement apartment benefitting from a bright and spacious living room with access to a PATIO AREA. Modern kitchen with BUILT IN APPLIANCES, double bedroom with FITTED WARDROBES and a modern shower room completes this lovely apartment. The development offers EXCELLENT COMMUNAL FACILITIES including a communal lounge where SOCIAL EVENTS take place.

ASKING PRICE £125,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

ROWLEYS COURT, SANDHURST STREET, OADBY, LEICESTER

1 BED | £125,000

ROWLEYS COURT

Rowleys Court is a McCarthy and Stone Retirement Living development of 49 specifically designed one and two bedroom apartments for the over 60s. 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. 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 as well as a variety of supermarkets. There's something for everyone in Oadby including country parks, tennis courts and bowling greens all in close proximity. Leicester Race Course 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 (5 miles) and the thriving market town of Market Harborough (12 miles). Regular bus routes are accessible nearby as well as fantastic road links.

We are pleased to offer to the market this delightful and spacious one bedroom apartment, conveniently positioned on the first floor with no apartment directly above. The apartment boasts Economy 7 storage heaters throughout, Sky connection points to living area and security entry system.

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).

The service charge breakdown can be found below.

APARTMENT OVERVIEW

Conveniently positioned next to the exit for the car park, this well presented, apartment with a bright and spacious living room with doors opening on to a patio area. The modern kitchen has built in appliances. A double bedroom with fitted wardrobes and the level entry shower room completes this beautiful apartment.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall with doors leading to the living room, shower room, bedroom and storage/airing cupboard. The 24-hour emergency response pull cord system, apartment security door entry system with intercom and smoke detector are situated in the hallway.

LIVING ROOM

Spacious living room with a full height window and a double-glazed door leading to a patio area. There's ample room for a dining table.. Ceiling light, TV and telephone points, fitted carpets and curtains. Doors leading to the separate kitchen.

KITCHEN

Fully fitted kitchen with a range of base and wall units, roll top work surface and tiling above. Stainless steel sink with mixer tap sits beneath a double glazed window. Built in waist level oven, ceramic hob with extractor hood. Built in fridge and freezer. Floor tiling.

MASTER BEDROOM

Double room with mirror fronted fitted wardrobes. Fitted carpets. Ceiling light, 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.

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.

Service charge: £2,409.84 per annum (up to financial year end 31/03/2025).

CAR PARKING PERMIT SCHEME

The fee is usually £250 per annum, available on a first come, first served basis. Please check with the House Manager on site for availability.

GROUND RENT

Ground rent: £435 per annum
Ground rent review: 1st Jan 2026

LEASE INFORMATION

125 years from 1st Jan 2011

ADDITIONAL INFORMATION & SERVICES

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

