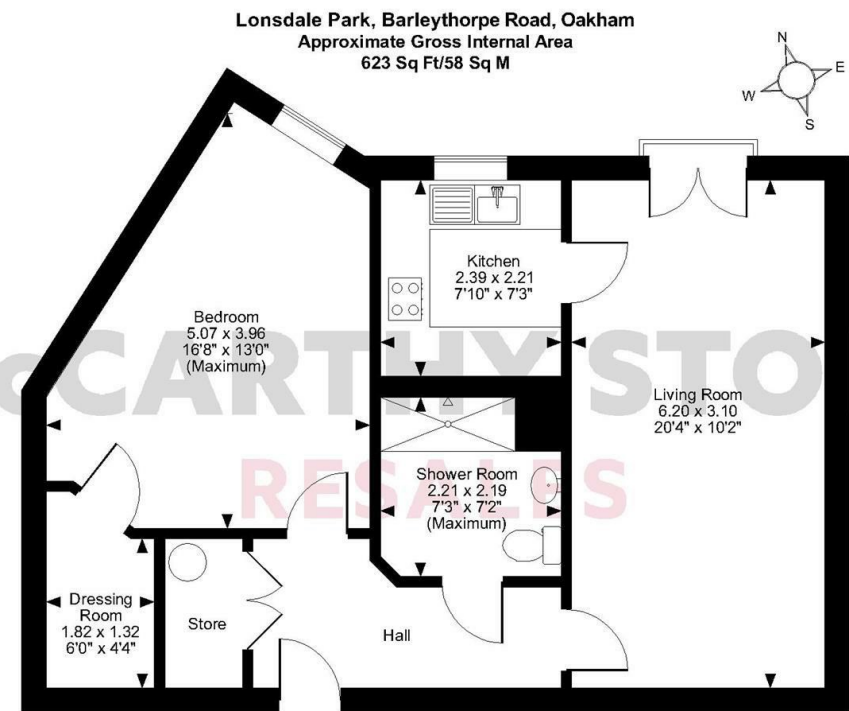


McCARTHY STONE RESALES

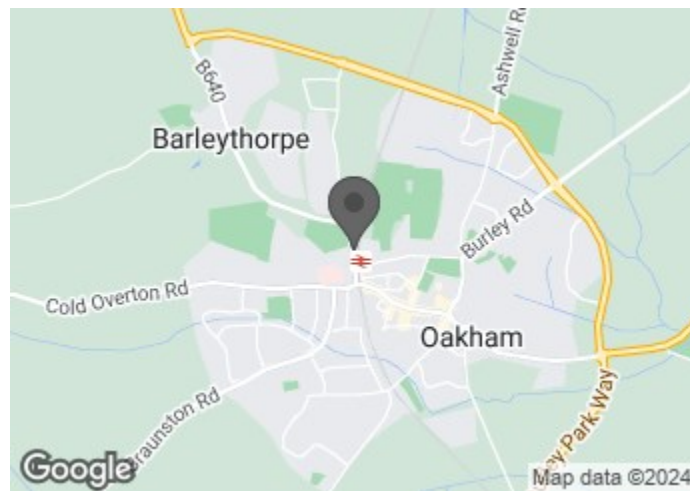
32 LONSDALE PARK BARLEYTHORPE, RUTLAND, LE15 6QJ



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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A beautifully bright and spacious one bedroom retirement apartment on the second floor (top floor) with JULIETE BALCONY OVERLOOKING BACK GARDENS. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL ACTIVITIES take place. Personal PARKING SPACE ALLOCATED.

PRICE REDUCTION

ASKING PRICE £160,000 LEASEHOLD

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

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BARLEYTHORPE, OAKHAM, RUTLAND

1 BEDROOMS £160,000

LONSDALE PARK

Lonsdale Park in Oakham was built in 2017/2018, and has a very lengthy Lease of 997 years. The complex is located close to the heart of this historic town, situated opposite picturesque parklands, the development boasts 43 apartments exclusively for those over 60s. Oakham is found in the county of Rutland, an area that was voted as the 'best rural place to live in Britain' by the Daily Telegraph in 2015. With its array of green parks and fields, great shopping and restaurant scene, and beautiful historic architecture, it's easy to see why this pretty traditional market town is the place to be. The apartments are all equipped with energy efficient heating and raised height electrical sockets. Homeowners can enjoy everything the development has to offer, including the private homeowners' lounge, landscaped gardens, and on-site car park, while visiting family and friends are more than welcome to stay over in the guest suite.

For complete peace of mind, the development is completely secure, with intruder alarms, a camera entry system and fire detection equipment. There is also a 24-hour emergency call system and a House Manager on duty for any concerns. Mobility is never an issue, with lifts to take you to all floors. It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

LOCAL AREA

Oakham is the county town of Rutland in the East Midlands, 30 miles south east of Nottingham, 25 miles to the east of Leicester and 23 miles west of Peterborough. Oakham town centre has a thriving community, with plenty of independent shops, cafes and pubs, as well as all the local amenities like supermarkets, banks and pharmacies, and even a butcher's shop. High Street shops and Tesco supermarket only 250m away from the development, ideal for all the essentials. McCarthy & Stone residents will have plenty of choice when it comes to eating out in Oakham, as there is a huge selection of restaurants serving a variety of cuisines, from traditional English fayre to Indian, Chinese and America. Oakham Castle is a popular attraction within the town, a rare example of 12th century architecture and sculptures. There's also Rutland County Museum for those interested in local history, and Oakham Library. Oakham lies to the west of Rutland Water,

which is one of the largest man-made lakes in Europe, and a popular tourist attraction due to the wide variety of wildlife and ecosystems it supports.

The lakes are a conservation area, with plenty of birds, plants, insects and other native species making their homes there. Oakham train station is only 0.5 miles away which connects to Birmingham and Leicester to the west, and Peterborough to the east. There is also a once-daily service to Bedford, Luton and London St Pancras which passes over the historic Welland Viaduct, so there's plenty of opportunity for days out.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing a fitted Bosch Washer/Dryer. Smoke detector, security door entry system with intercom. Doors lead to the bedroom, living room and shower room. There are underfloor heating thermostats in the living room, entrance hall and bedroom. Low cost heating control of temperature in different areas of the property. It is very user friendly, clean and convenient.

LIVING ROOM

A spacious living room benefitting from a double glazed door with a Juliette balcony overlooking the communal gardens. TV and telephone points. Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, electric power sockets. Part glazed doors leading into a separate kitchen.

KITCHEN

Modern fitted kitchen with a range of low and eye level units, drawers, and cupboards. UPVC double glazed window. with garden views. Stainless steel sink with mono lever tap and drainer sits beneath a double-glazed window with power opening for ease of access. Eye level oven, ceramic hob, cooker hood. Integrated fridge/freezer. Ceiling spotlights and ceramic floor tiling.

BEDROOM

Good size bedroom with a double glazed window over looking the gardens. Walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, range of sockets. Provisions for a wall mounted TV.

SHOWER ROOM

A modern fitted shower room featuring a large level access walk in shower with grab rails and glass screen. High gloss vanity unit with inset wash hand basin with storage cupboards below. Illuminated mirror WC with concealed cistern Wall mounted chrome heated towel rail. Matching wall and floor tiles.

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.

The annual service charge for this property is £2,831.78 per annum for financial year ending 30/06/2025.

LEASE INFORMATION

999 years from 1st June 2017

GROUND RENT

Ground rent: £425 per annum

Ground rent review date: June 2032

