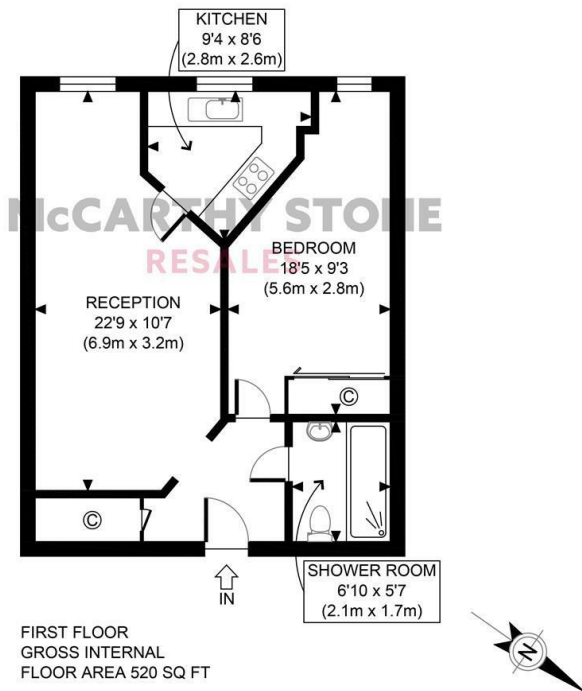


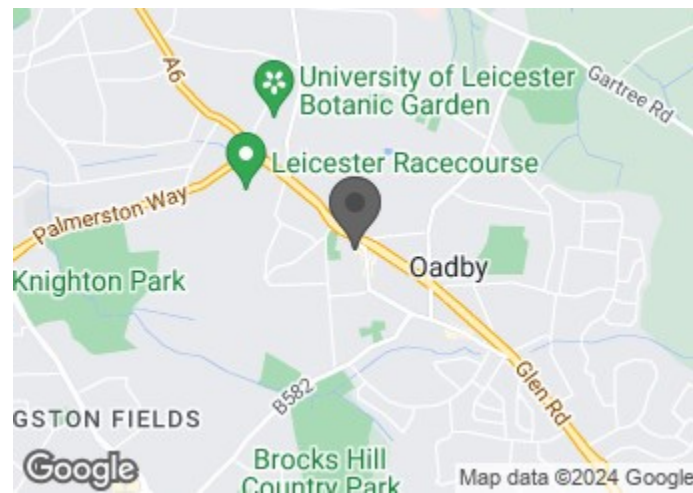
# McCARTHY STONE RESALES

## 18 ROWLEYS COURT SANDHURST STREET, LEICESTER, LE2 5AS



APPROX. GROSS INTERNAL FLOOR AREA 520 SQ FT / 48 SQM	Rowley's Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 06/10/21
	photoplan

### COUNCIL TAX BAND: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	88
(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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WELL PRESENTED retirement apartment benefitting from a SPACIOUS LIVING ROOM, modern kitchen with BUILT-IN APPLIANCES, double bedroom with FITTED WARDROBES and a shower room. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

### PRICE REDUCTION

## ASKING PRICE £117,500 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# ROWLEYS COURT, SANDHURST STREET,

# 1 BEDROOMS £117,500

## ROWLEYS COURT

Rowleys Court is a McCarthy and Stone Retirement Living development of 49 specifically designed one and two bedroom apartments for the over 60's. 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 close by as well as a variety of supermarkets. There's something for everyone in Oadby including country parks, tennis courts and bowling greens all close by. 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 close by as well as fantastic road links.

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 traveling 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.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall with doors leading to the living room, bathroom,

bedroom and storage/airing cupboard. The 24 hour Tunstall 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 double glazed window. There's ample room for a dining table. Raised sockets, TV and telephone connectivity points, ceiling light fittings. Curtains, fitted carpets, electric heater.

## KITCHEN

Fully fitted kitchen with a range of wall and base units and drawers with a roll top work surface and tiling over. Stainless steel sink with over tap sits beneath a double glazed window. Built in waist level oven, ceramic hob with extractor hood. Integrated under counter fridge and freezer. Under pelmet and ceiling light, tiled floor.

## BEDROOM

Double bedroom with a double glazed window. Mirror fronted wardrobe with shelving and rail. Light fittings and curtains. TV and phone points, fitted carpets, wall mounted electric heater.

## SHOWER ROOM

Fully tiled and fitted with suite comprising; double shower cubicle with electric shower, support rail and doors, vanity unit and hand basin with mirror over and low level WC. Heated towel rail.

## SERVICE CHARGE

Includes;

- 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: £2,409.82 for financial year ending 31/03/2025.

## CAR PARKING PERMIT SCHEME

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## GROUND RENT

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

## LEASE INFORMATION

125 years from 1st Jan 2011

