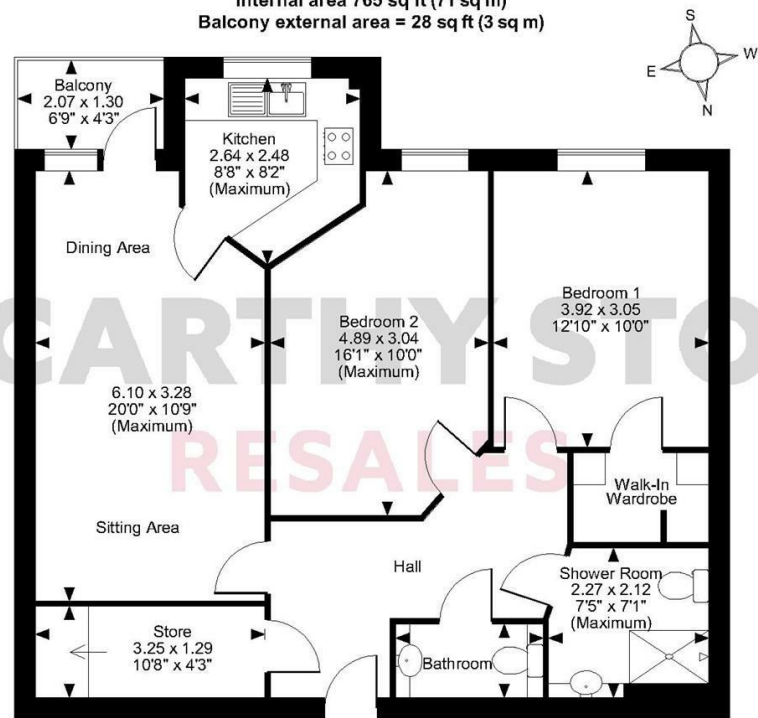


Saxon Gardens, PennStreet, Oakham, Rutland  
 Internal area 765 sq ft (71 sq m)  
 Balcony external area = 28 sq ft (3 sq m)



First 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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# McCARTHY STONE RESALES

## 32 SAXON GARDENS PENN STREET, OAKHAM, LE15 6DF



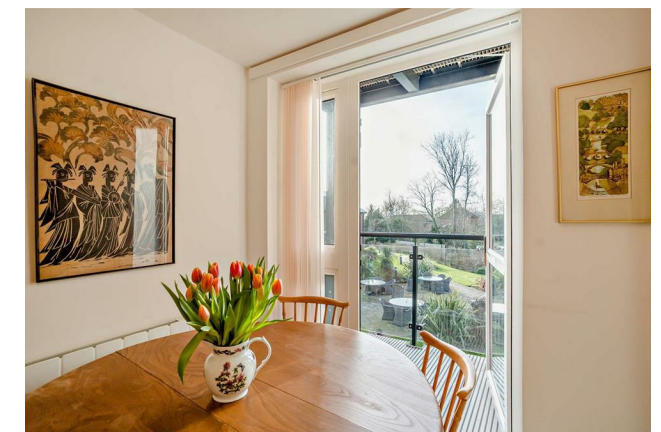
### COUNCIL TAX BAND: C



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

# McCARTHY STONE RESALES

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A TWO BEDROOM SOUTH FACING retirement apartment with WALK OUT BALCONY situated in a desirable McCarthy Stone development Saxon Gardens.

**ASKING PRICE £370,000 LEASEHOLD**

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

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# SAXON GARDENS, PENN STREET, OAKHAM, RUTLAND, LE15 6DF

## SAXON GARDENS

Saxon Gardens is located in the attractive town of Oakham near Rutland Water. The complex features 29 one bed and 29 two bed apartments, designed exclusively for the over 70s. At the McCarthy & Stone Retirement Living PLUS development in Oakham, safety is ensured with modern technology. The apartment is fitted with a voice entry system, so you know exactly who is calling before permitting them access and an intruder alarm, as well as smoke detectors for your safety. The high quality development and apartment has been designed with retirees in mind, allowing you to live independently with the peace of mind of having on site staff available 24 hours should you need them. Two lifts providing access to all floors.

Every resident at the McCarthy & Stone development can enjoy access to the entire complex, including landscaped gardens, a sociable Communal Lounge where you can meet your new neighbours, and an on-site bistro servicing delicious meals daily.

## 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 American. 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 only 0.2 miles from the proposed development. 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. The

reserve is located 1.5 miles from Saxon Gardens. Oakham train station is only 0.5 miles from the development, 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 into the entrance hall. Door opening onto a walk-in storage cupboard. Further doors lead to the bedrooms, shower room, guest cloakroom and living room. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system.

Wall mounted electric panel heater, fitted carpet

## LIVING ROOM

A spacious living room benefitting from a door leading onto a south facing walk out balcony with views over the communal gardens. There's ample room for a dining table. Sky/Sky+ connectivity and telephone point. Wall mounted electric panel heater. Power points. Two ceiling lights, fitted carpets. Part glazed door leads to separate kitchen.

## KITCHEN

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. A single sink unit with drainer and mixer tap sits below a double glazed window. Integrated electric oven and four ringed hob with extractor hood above. Integral fridge/freezer. Tiled floor. Power points

## MASTER BEDROOM

Double bedroom with walk-in wardrobe providing hanging rails and shelving. Ceiling lights, TV and phone point, ceiling light, fitted carpets. Wall mounted electric panel heater.

## BEDROOM TWO

Double bedroom with double glazed window. Ceiling lights, TV and phone point, ceiling light, fitted carpets. Wall mounted electric panel heater.

## WET ROOM

Fully fitted with suite comprising of a wet room style, level entry shower with curtain and hand-rail. WC, vanity storage unit with

# 2 BED | £370,000

wash basin and illuminated mirror above. Matching wall and floor tiles. Ceiling spot lights. tiled flooring. Electric heated towel rail.

## GUEST CLOAKROOM

Fitted suite comprising of WC, hand basin and heated towel rail, Ceiling spotlights and flooring.

## SERVICE CHARGE

- 24 hour Estate Management Team
- Cleaning of communal areas and windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Domestic Assistance
- 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 Licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge £11,580.82 per annum (for financial year ending 30/09/2024)

## GROUND RENT

Annual Charge - £510

Ground rent review: Jan - 2034

## LEASE INFORMATION

999 Years from October 2019

