

McCARTHY STONE RESALES

46 ROWLEYS COURT SANDHURST STREET, LEICESTER, LE2 5AS



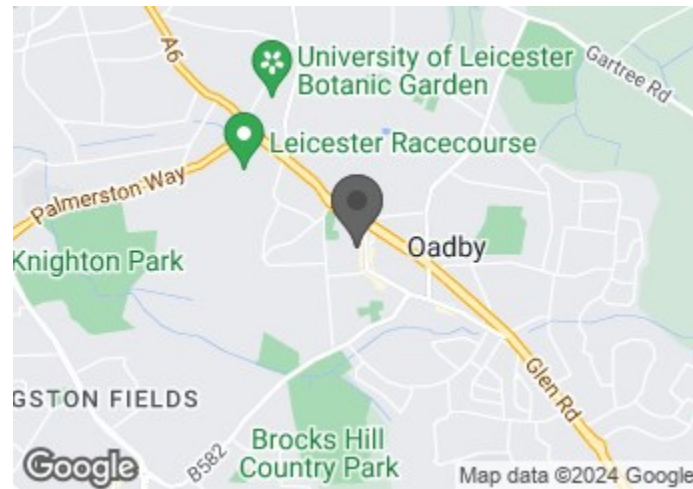
Total floor area 45.3 m² (488 sq.ft.) approx

Printed Contact Details...

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

Powered by focalagent.com

COUNCIL TAX BAND: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Beautifully presented ONE BEDROOM FIRST FLOOR APARTMENT in a desirable RETIREMENT LIVING DEVELOPMENT FOR THE OVER 60'S - Oadby town centre is a short walk away.

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

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, there is a lift and stairs to each floor. It enjoys a bright and airy feel throughout.

Rowleys Court provides the benefit of owning your own home, free from worries about external maintenance whilst having the support from our onsite 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 Racecourse 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 (5miles) and the thriving market town of Market Harborough (12 miles). Regular bus routes are accessible close by as well as fantastic road links as well as the train station being in Leicester.

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 socialize with friends and family. There is also communal laundry and refuse room. 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).

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall with doors leading to the living room, bathroom, bedroom and storage cupboard. The 24 hour emergency response pull cord system, apartment security door entry system with intercom, and smoke detector with carpet flooring and a heater.

LIVING ROOM

Spacious living room with a double glazed window. Electric fire and surround providing a great focal point. Two ceiling lights, TV and telephone points. Glazed double doors leading on to the separate kitchen.

KITCHEN

Fitted kitchen with a range of stylish wall and base level units, roll edged work surfaces with tiled walls and floor. Stainless steel sink with over tap sits beneath a window. Built in waist level oven with space over for a microwave, ceramic hob with extractor hood. Integrated fridge and freezer, free standing washing machine.

BEDROOM

Bright and airy double bedroom with a double glazed window with fitted blind. Fitted mirror fronted double wardrobe, light fittings, carpets. TV and phone points.

1 BED | £125,000

SHOWER ROOM

Fully tiled and fitted with suite with a double shower cubicle with grab rails and door, vanity unit and hand basin with mirror over and low-level WC. Heated towel rail and airing cupboard.

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.

Annual service charge £2,409.84 (for financial year ending 31/03/25).

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 - £425 per annum
Ground rent review date - 1st January 2026

LEASE INFORMATION

125 years from 1st Jan 2011

