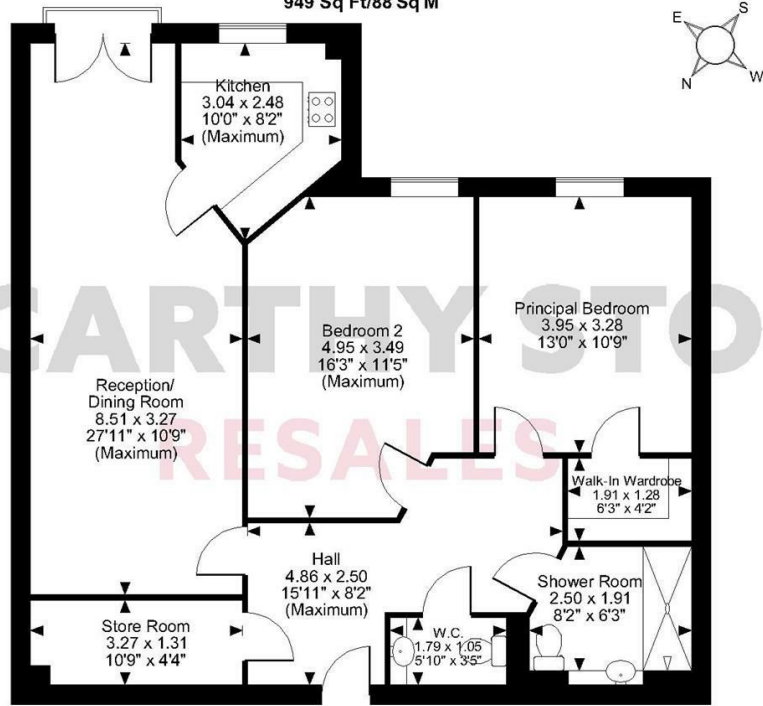


Roslyn Court, Lisle Lane, Ely  
Approximate Gross Internal Area  
949 Sq Ft/88 Sq M



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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### COUNCIL TAX BAND: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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

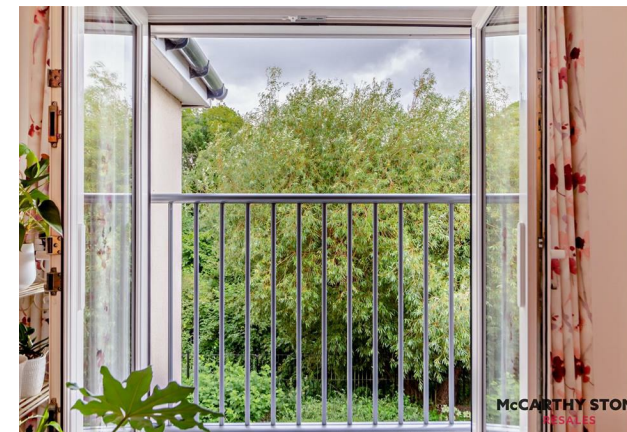
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## McCARTHY STONE RESALES

### 39 ROSLYN COURT LISLE LANE, ELY, CB7 4FA



A beautifully presented SOUTH EAST facing two bedroom first floor apartment with JULIET BALCONY providing rear garden views and ~ALLOCATED CAR PARKING SPACE~ within a retirement living plus development offering quality care services delivered by McCarthy Stone experienced CQC registered Estates team.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

### ASKING PRICE £380,000 LEASEHOLD

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

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

# ROSLYN COURT, LISLE LANE, ELY, CAMBRIDGESHIRE, CB7 4FA

## ROSLYN COURT

Roslyn Court is located in the historic Cambridgeshire city of Ely. This fine collection of age-exclusive apartments is a must-see for those seeking retirement living in a fantastic location. The complex includes one and two bedroom properties, which are spacious, stylish, and offer the benefits of Retirement Living PLUS. Each apartment at Roslyn Court includes a large bedroom, spacious living area and high quality kitchen and bathroom. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have.

Within the service charge homeowners are allocated 1 hour of domestic assistance per week, however, additional hours can be arranged by prior appointment.

The development has a great community spirit with regular activities, annual events and day trips. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathrooms and main bedroom. Your home at Roslyn Court offers great comfort and security, allowing you to enjoy an independent and social retirement. Away from the privacy of your apartment, Roslyn Court features a selection of social areas, including the homeowners lounge and gardens. There is also a fantastic Bistro style restaurant serving meals every day of the year, complete with table service in addition to offering coffees and snacks throughout the day.

When your friends and family wish to visit, they too can enjoy comfort and privacy in the guest suite (£25 per night - subject to availability)

## LOCAL AREA

Roslyn Court is located within easy reach of Cambridge and with excellent transport links to surrounding areas. Perfect for the demands of modern living, Ely has a Post Office, a range of convenience stores and a great selection of highly-rated local restaurants. Just a short distance from Roslyn Court is a large Sainsbury's supermarket. There is an award-winning Farmers' Market twice a month, and weekly general and craft markets in this vibrant and dynamic city. The nearest Doctors' surgery is a quick drive away. Trains run direct to Cambridge, Norwich and London, and there are also good links by road around Cambridgeshire and beyond. You can enjoy the University's Botanic Garden, soak up the atmosphere of the city's beautiful waterways such as The Backs, and explore some of its world-renowned colleges. Naturally a visit to the historic Ely Cathedral is a must. Whether you want to enjoy a wander around the buildings and grounds or join in the many events held all year round, there's something for everyone to enjoy. Whatever you enjoy, Ely has something for everyone and an apartment at Roslyn Court could be the perfect place to spend your retirement.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms, WC and shower room.

## LOUNGE

A bright and spacious south east facing lounge the benefit of French doors which allow lots of natural light in and lead onto a Juliet balcony providing rear garden views. There's ample space for a dining table. TV and telephone points, Sky/Sky+ connection point and raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

## KITCHEN

Fully fitted modern kitchen with a range of wall, drawer and base units, with a one piece seamless acrylic worktop which incorporates the sink and drainer which sits below the auto opening window which provides rear garden views. Inset Bosch electric oven with space above for a microwave and a four ring electric Bosch hob with green glass splash back and extractor hood over. Recessed integral fridge freezer and slimline dishwasher. Over counter and down lighting, ventilation system.

## MASTER BEDROOM

A spacious south east facing bedroom with a window which provides rear garden outlook. TV and telephone points and raised electric power sockets. 24/7 static call point. Door leads to a walk in wardrobe with shelving and hanging rails.

## BEDROOM TWO

A double second bedroom which could be used for dining, study or hobby room. The window also provides a south east aspect and outlook towards the rear garden. TV and telephone points and raised electric power sockets. 24/7 static call point.

## SHOWER ROOM

A fully fitted modern suite comprising of a full width walk in shower cubicle with glass screen, two support hand-rails and foldable seat. Comfort high WC, vanity storage unit with wash basin and illuminated mirror and shaving point above. Ceiling spot lights and electric heated towel rail. Slip resistant flooring and ventilation system. 24/7 static call point.

## WC

Fully fitted suite comprising of a low level WC, vanity unit with hand basin and illuminated mirror over. Half height wall tiling, anti-slip flooring. 24/7 static call point.

## 2 BED | £380,000

## SERVICE CHARGE

- Onsite Estate Manager and team
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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 is £12,321.20 for the financial year ending 30/06/2025. The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'

## LEASE INFORMATION

Lease Length: 999 years from August 2018

Ground rent: £510 per annum

Ground rent review: 1st Jan 2032

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

## ADDITIONAL SERVICES & INFORMATION

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living cost's.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

