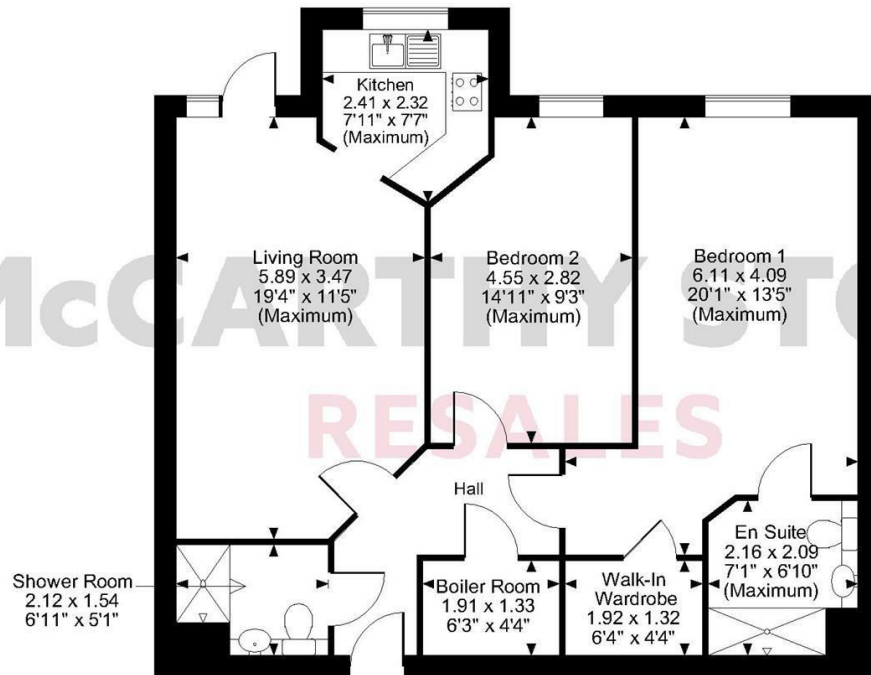
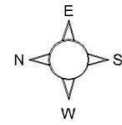


Lonsdale Park, Barleythorpe Road, Oakham
Approximate Gross Internal Area
793 Sq Ft/74 Sq M



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: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

5 Lonsdale Park

Barleythorpe, Rutland, LE15 6QJ



Asking price £310,000 Leasehold

SUPERBLY PRESENTED GROUND FLOOR retirement apartment with PATIO AREA OVERLOOKING THE GARDENS and ALLOCATED CAR PARKING and ENSUITE TO MASTER BEDROOM. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL ACTIVITIES take place.

Call us on 0345 556 4104 to find out more.

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Lonsdale Park, Barleythorpe Road, Oakham. LE15 6QJ

Lonsdale Park

Lonsdale Park 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.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall 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. Smoke detector, security door entry system with intercom.. Doors lead to the kitchen, bedroom, living room and shower room.

Living Room

A spacious living room benefitting from a double glazed door leading to a patio area overlooking the gardens. TV

and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, electric power sockets. Part glazed door 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. Eye level oven, ceramic hob, cooker hood. Integrated fridge/freezer. Ceiling spot lights and ceramic floor tiling.

Bedroom One

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. Doors lead to ensuite.

Ensuite

Accessed via the master bedroom, this fitted shower room featuring a large level access walk in shower with grab rails and glass screen. Wall mounted chrome heated towel rail. WC with concealed cistern. High gloss vanity unit with inset wash hand basin with storage cupboards below. Fitted mirror with built in light.

Bedroom Two

A second good sized bedroom which could also be used as a dining room, study or hobby room. Ceiling lights, TV and phone point, range of sockets.

Shower Room

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

2 bed | £310,000

Car Parking

This apartment comes with an allocated parking space.

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 for this property is £4,247.67 up to financial year end 30/06/2025.

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.

Lease Information

999 years from 1st June 2017

Ground Rent

Ground rent annual fee: £495

Ground rent review date: June 2032

Additional Information & Services

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

