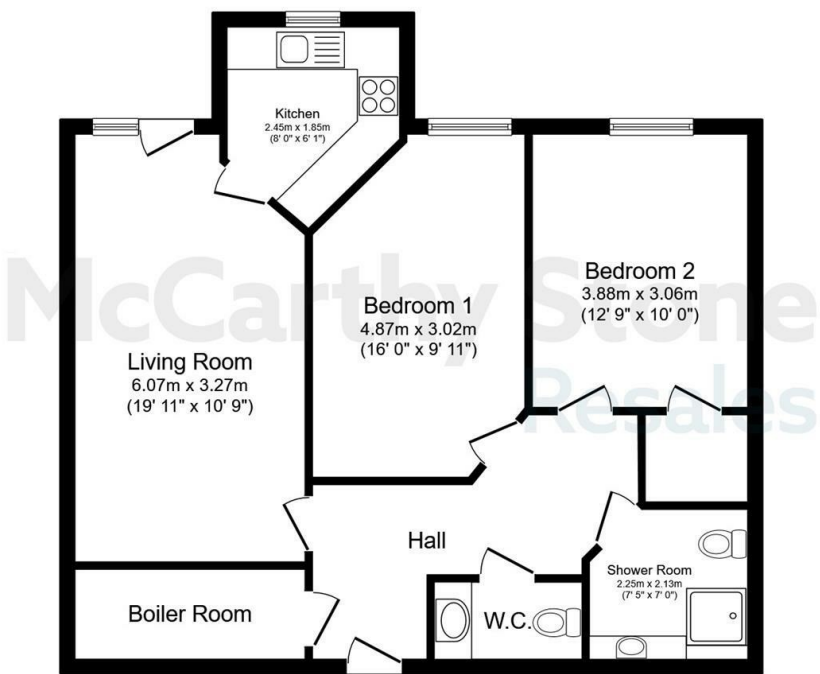


46 Saxon Gardens

Penn Street, Oakham, LE15 6DF

PRICE  
REDUCED



Total floor area 74.8 m² (806 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	



PRICE REDUCTION

Asking price £349,950 Leasehold

BEAUTIFULLY PRESENTED, TWO BEDROOM retirement apartment with JULIET BALCONY situated in a desirable McCarthy Stone development Saxon Gardens for the over 70's. MODERN KITCHEN with BUILT IN APPLIANCES, Two DOUBLE BEDROOMS and a CONTEMPORARY SHOWER ROOM and separate CLOAKROOM completes this wonderful apartment.

Call us on 0345 556 4104 to find out more.

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# Saxon Gardens, Penn Street, Oakham,

## 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. Emergency pull cords are available in each room of the apartment and a personal pendant can be requested. 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 large 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 opening inwards to reveal a Juliet balcony. 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. Free standing microwave. 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. This room would also be perfect for use as a dining room or study. TV and phone point, ceiling light, fitted carpets. Wall mounted electric panel heater.

## Shower Room

Fully fitted with suite with a level entry shower with curtain and hand-rail. WC, vanity storage unit with wash basin and illuminated mirror above. Matching wall and floor tiles. Ceiling spot lights. tiled flooring. Electric heated towel rail.



# 2 Bed | £349,950

## 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 License. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge £10,292.64 for financial year ending 30/9/2025.

## Ground Rent

Ground rent: £510 per annum  
Ground rent review: 1st Jan 2034

## Lease Information

999 Years from October 2019

## Car Parking

The apartment does not have an allocated car parking space. Visitor bays are available.

## Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- 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

