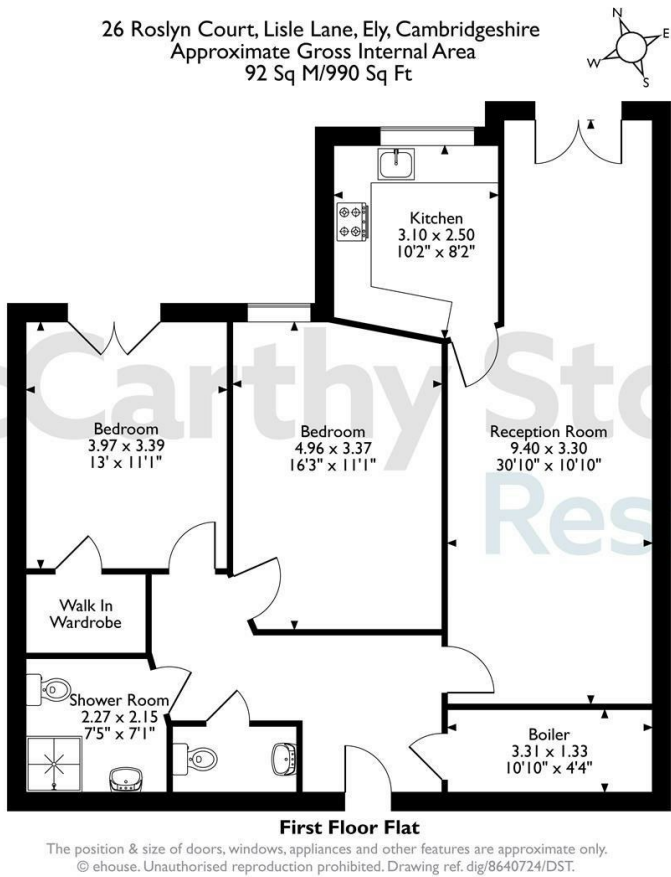
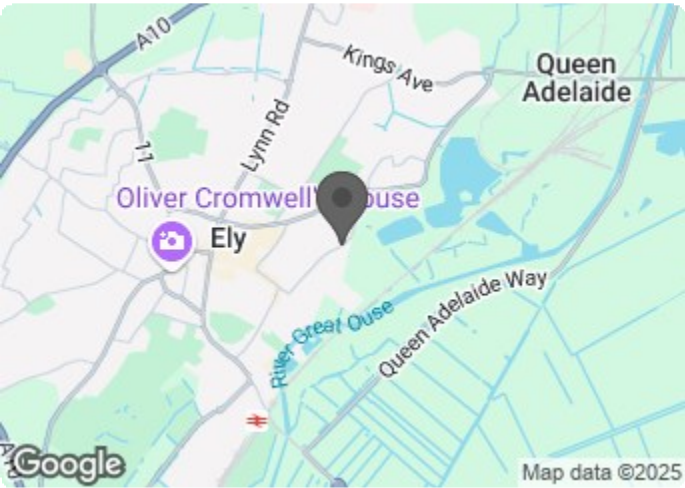


26 Roslyn Court
Lisle Lane, Ely, CB7 4FA



Council Tax Band: A



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



Asking price £385,000 Leasehold

A LIGHT and SPACIOUS TWO bedroom apartment located on the FIRST FLOOR with LIFT access. This apartment boasts TWO JULIET BALCONCIES, modern kitchen, two generous double bedrooms and wet room. Roslyn Court, a pet friendly, retirement development is nestled in Ely, Cambridgeshire.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

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

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.



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 living/dining area benefited by French doors leading onto a Juliet balcony, allowing lots of light to flood the room with views over the immaculate communal gardens. There is ample room for dining as well as, 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 for ample storage with a wooden effect worktop incorporating the sink, chrome mixer tap, drainer and four ring electric hob. The sink is sited below the auto opening window. Wooden effect splashback to match worktop. Inset Bosch electric oven with space above for a microwave, located next to the integral fridge/freezer. Over counter and feature down lighting as well as ventilation system.

Master Bedroom
A light and spacious double bedroom with a window overlooking the well-maintained communal gardens. TV and telephone points and ample raised electric power sockets for convenience. Door leading to a walk in wardrobe with shelving and hanging rails for ample storage.

Bedroom Two
A generously sized double bedroom which also has the potential to be used for a dining area and study or hobby room. Window with views over the well-maintained communal gardens. TV and telephone points and raised electric power sockets for convenience.

Shower Room
A fully fitted modern suite comprising of a walk in shower with shower curtain and support hand rails, comfort high WC, vanity storage unit finished in high gloss 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.



2 bed | £385,000

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

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
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

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

