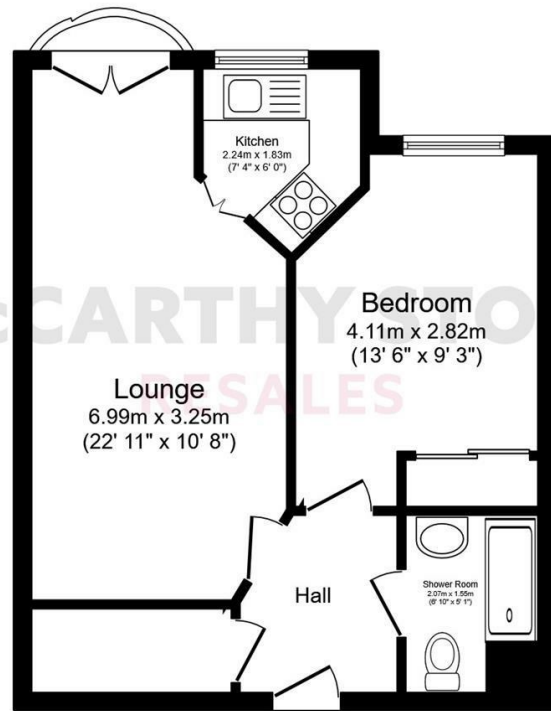


# McCARTHY STONE RESALES

## 48 ROWLEYS COURT SANDHURST STREET, LEICESTER, LE2 5AS

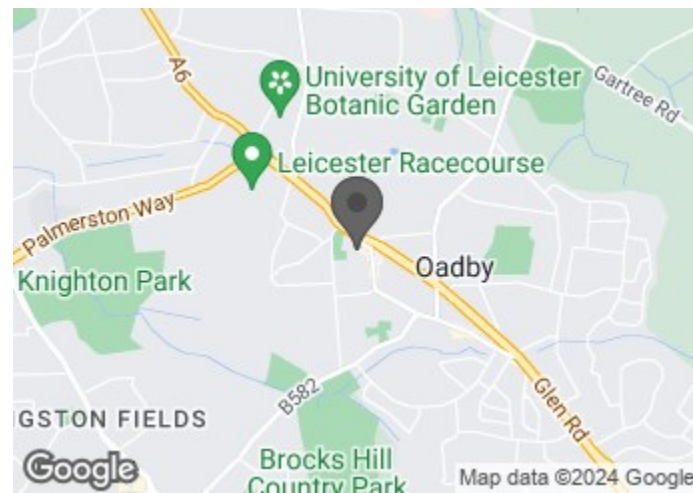


Total floor area 41.0 sq.m. (442 sq.ft.) approx

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

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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>85</b>	<b>85</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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SUPERBLY PRESENTED one bedroom retirement apartment benefitting from a SPACIOUS living room and a JULIET BALCONY, making it BRIGHT and AIRY. The development offers EXCELLENT COMMUNAL FACILITIES including a communal Lounge where SOCIAL EVENTS take place.

**ASKING PRICE £135,000 LEASEHOLD**

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

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

# ROWLEYS COURT, SANDHURST STREET, OADBY, LEICESTER

1 BED | £135,000

## 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 a 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. There is a large storage cupboard that houses the heating tank and shelving in the hallway.

## LIVING ROOM

A spacious living room with a Juliet balcony that allows plenty of natural sunlight, making it bright and airy. 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. There is also a newly fitted quartz surface.

## BEDROOM

A 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. Also fitted wardrobes that go above the bed.

## 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.

## 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.

Service charge: £2,409.84 for financial year end 31/03/2025.

## 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 pa  
Ground Rent review date - January 2026

## LEASE INFORMATION

125 years from 1st Jan 2011

## ADDITIONAL INFORMATION & SERVICES

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

