



Rowleys Court, Oadby

In Excess of £120,000

Located within the popular McCarthy Stone OVER 60'S development is this STYLISH ground floor flat available with NO UPWARD CHAIN and enjoying a bright and airy feel throughout with generous size accommodation.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Communal Entrance

With door leading to:

Private Entrance Hall

With airing cupboard.

Sitting Room

19' 3" x 10' 9" (5.87m x 3.28m)

Measurement narrowing to 8'4". With double glazed door and window to the rear elevation, two storage heaters.

Kitchen

8' 8" x 5' 8" (2.64m x 1.73m)

With double glazed window to the rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and electric hob with filter hood over, built-in fridge and freezer, tiled floor, part tiled walls, extractor fan.



Bedroom

14' 5" x 8' 8" (4.39m x 2.64m)

Measurement plus built-in wardrobe space. With double glazed window to the rear elevation, built-in mirrored sliding door wardrobes, storage heater.

Shower Room

6' 9" x 5' 5" (2.06m x 1.65m)

With walk-in double tiled shower cubicle with sliding screen, wash hand basin, low-level WC, tiled walls, tiled floor, heated towel rail, wall heater.

Communal Garden

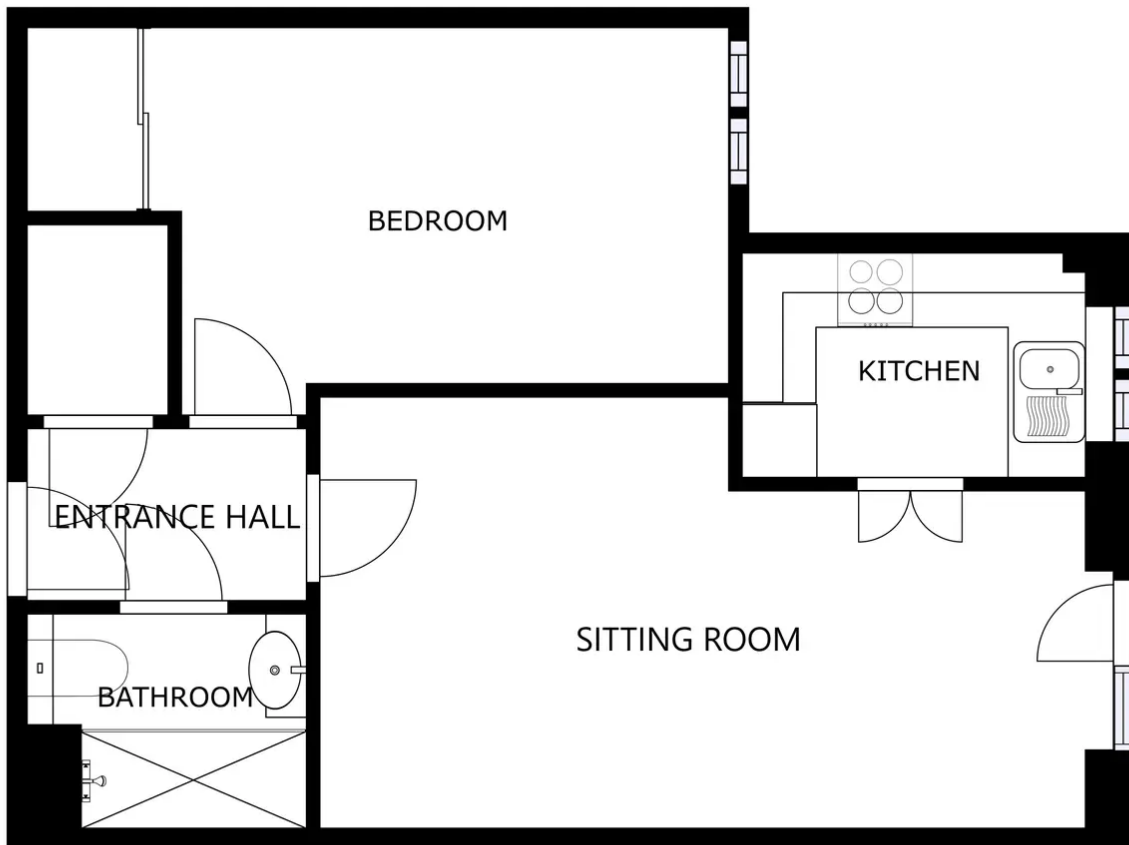
Well maintained attractive communal gardens with communal lounge and guest suite.

Lease Information

Length of the Lease: 112 Years Remaining

Service Charges: £2255.28 Per Year

Ground Rent: £435.00 Per Year



GROSS INTERNAL AREA
GROUND FLOOR: 47.2 m²
TOTAL: 47.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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