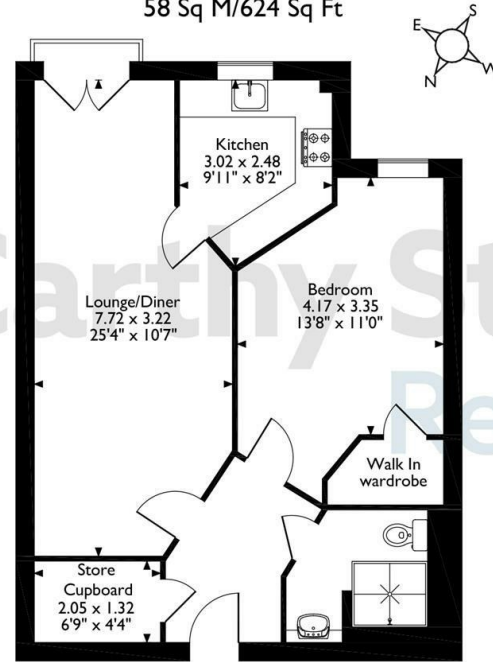


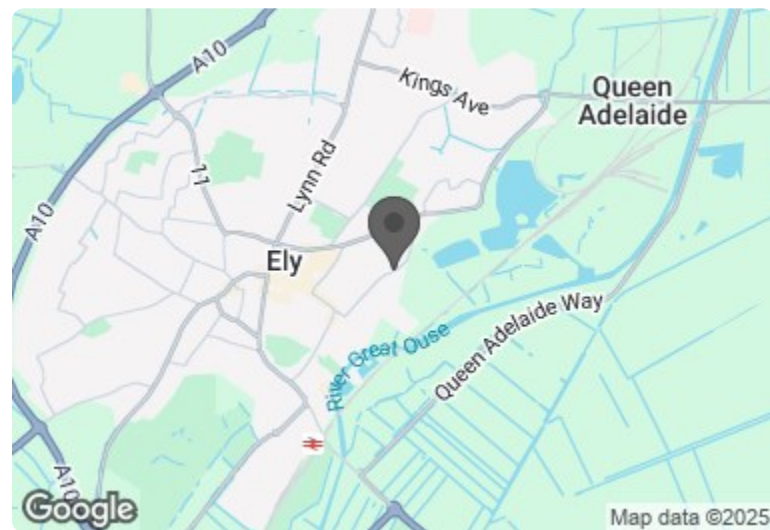
35 Roslyn Court, Lisle Lane, Ely, Cambridgeshire  
Approximate Gross Internal Area  
58 Sq M/624 Sq Ft



**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



**35 Roslyn Court**  
Lisle Lane, Ely, CB7 4FA

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £245,000 Leasehold**

A bright SOUTH EAST facing one bedroom apartment situated on the first floor with rear GARDEN VIEWS. Roslyn Court is a McCarthy Stone retirement living plus development with ONSITE RESTAURANT, 24/7 STAFFING AND DOMESTIC ASSISTANCE.

**\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\***

**Call us on 0345 556 4104 to find out more.**



# Roslyn Court, Lisle Lane, Ely,

## 1 Bed | £245,000

PRICE  
REDUCED

### 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)

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

### 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 - 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. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Ceiling downlight. Doors lead to the living room / dining room, bedroom and shower room.

### Lounge

A spacious lounge with French doors leading to a Juliette balcony and south east facing aspect and providing views towards the rear gardens. There's ample space for a dining table. TV and telephone points, Sky/Sky+ connection point, light fittings and raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

### Kitchen

Fitted with a range of high gloss units, with a modern roll top work surfaces over. Stainless steel sink unit with mixer tap sits below the courtyard facing window with blind. Inset Bosch electric oven with place above for microwave and four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer. Over counter lighting and down lighting. Ventilation system.

### Bedroom

A sunny south east facing double bedroom with window providing views towards the rear garden. Raised sockets, TV and telephone points and light point. Walk in wardrobe with shelving and hanging rails.

### Shower Room

Modern, fully fitted wet room with electric shower, grab rail and curtain. Low level WC, vanity unit with wash basin with cupboards beneath and fitted mirror light over. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Slip resistant flooring.

### 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 does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estate Manager.

Annual service charge: £9,767.80 for financial year ending 30/06/2026.

**\*\*Free Entitlements Advice\*\*** Check out benefits you may be entitled to.

### Lease Information

Lease: 999 years from 1st Jan 2018

Ground rent: £435 per annum

Ground rent review: 1st Jan 2032

### Moving Made Easy & Additional 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.
  - 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 and Copper Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

