

20 Roslyn Court

Lisle Lane, Ely, CB7 4FA



Asking price £260,000 Leasehold

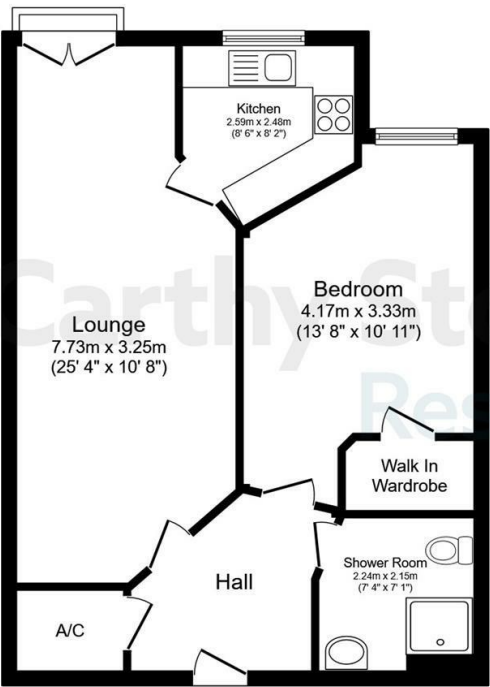
ENJOY LUNCH ON US WHEN YOU VIEW THIS APARTMENT - BOOK NOW!

A STUNNING ONE BEDROOM retirement apartment on the GROUND FLOOR with a JULIET BALCONY overlooking the COMMUNAL GARDENS towards the rear within this POPULAR MCCARTHY STONE retirement living plus development.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

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Total floor area 56.9 sq.m. (612 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: 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	

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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 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



1 Bed | £260,000

- 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.

The annual Service charge is £10,096.85 for the financial year ending 30/06/2027.

****Entitlements Service**** Check out benefits you may be entitled to.

Lease Information
Lease: 999 years from 1st Jan 2017
Ground rent: £435 per annum
Ground rent review: 1st Jan 2033
It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

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.
 - 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 WEB PAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

