



# 33 Rowleys Court Sandhurst Street Oadby, Leicester, LE2 5AS £100,000

A well presented and deceptively spacious one bedroom retirement apartment, offering a bright and comfortable living environment, ideal for those seeking a secure and sociable setting.

The accommodation centres around a generous living room, filled with natural light and offering ample space for both lounge and dining furniture, with access through to a modern, well-equipped kitchen complete with a range of integrated appliances. The double bedroom benefits from fitted wardrobes, whilst a contemporary shower room completes the internal accommodation.

Positioned on the first floor with no apartment directly above, the property enjoys a peaceful setting within the development, alongside the added benefits of Economy 7 heating, Sky connection points and a secure entry system.

Rowleys Court is a well regarded McCarthy & Stone development, designed exclusively for the over 60s, offering independent living with the reassurance of on-site support. Residents enjoy access to excellent communal facilities, including a welcoming homeowners' lounge where regular social events take place, creating a real sense of community.

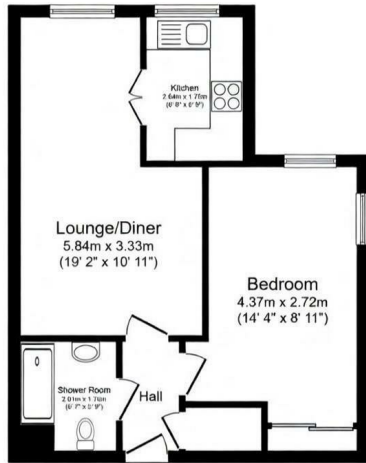
### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



 1  1  1  B

# Floor Plan



Total floor area 43.2 sq.m. (465 sq.ft.) approx

Printed Contact Details...

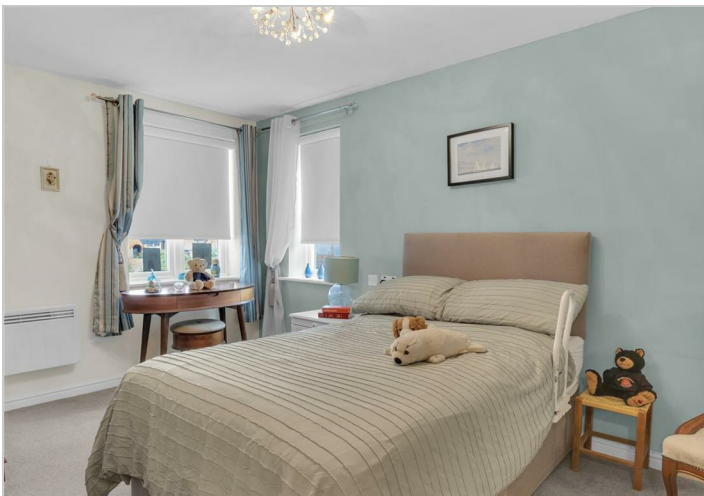
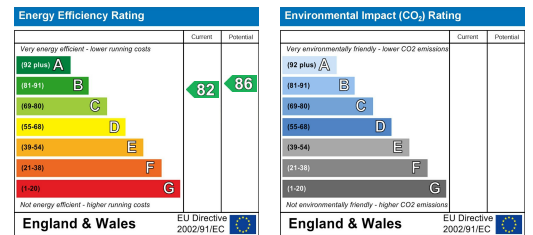
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

75 Hinckley Road, West End, Leicester, Leicestershire, LE3 0TD  
 Tel: 0116 2544755 Email: info@berkleystates.co.uk [berkleystates.co.uk](http://berkleystates.co.uk)