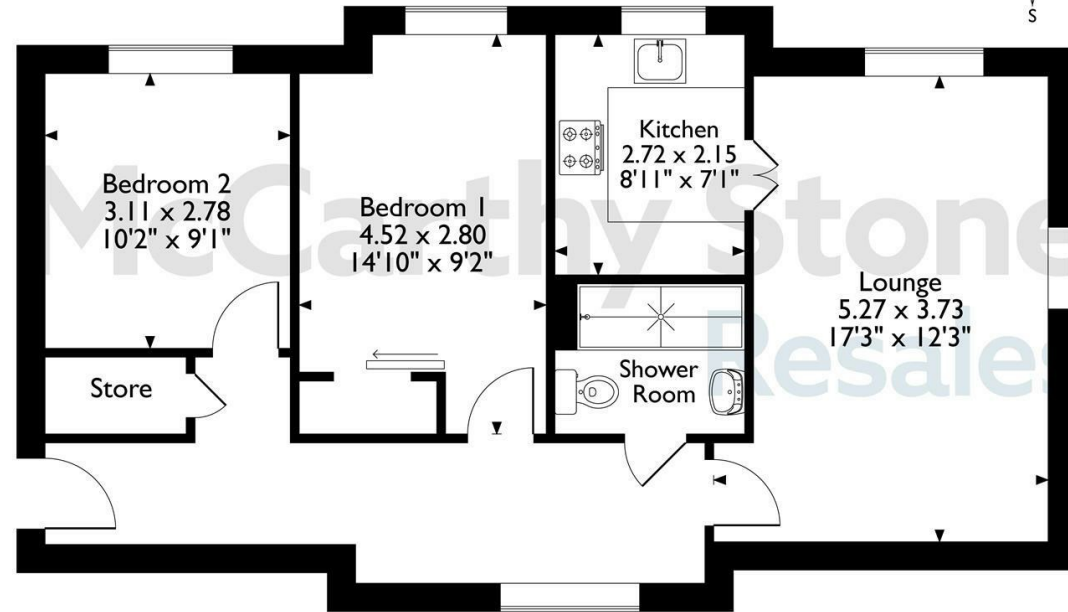
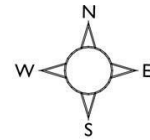


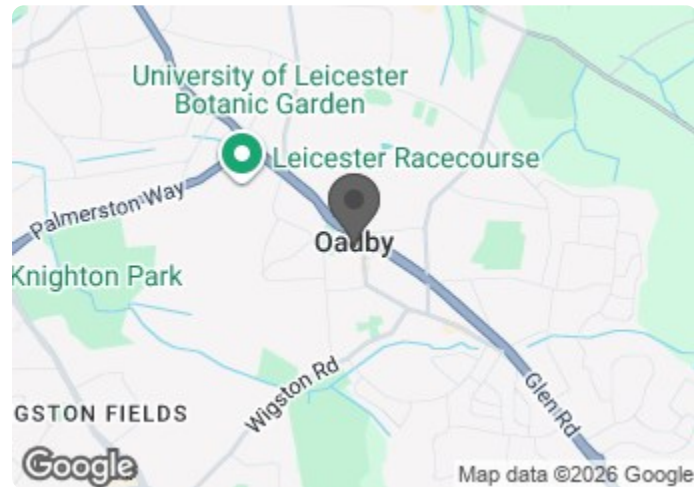
34 Rowleys Court, Sandhurst Street, Oadby, Leicester, Leicestershire  
 Approximate Gross Internal Area  
 64 Sq M/689 Sq Ft



**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		72	81
(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		

**34 Rowleys Court**

Sandhurst Street, Leicester, LE2 5AS



**Asking price £160,000 Leasehold**

A well presented retirement apartment, thoughtfully designed to offer both comfort and convenience in a welcoming community setting. The property boasts a bright and spacious dual-aspect living room, allowing for an abundance of natural light throughout the day and creating a pleasant, airy atmosphere.

The modern fitted kitchen is well-appointed with a range of integrated appliances, providing both style and practicality for everyday living. There are two generously sized double bedrooms, each offering ample space for furnishings and storage, making the apartment ideal for guests or flexible use such as a study or hobby room.

The contemporary shower room is finished to a high standard, featuring modern fixtures and fittings for ease of use.

Residents of the development benefit from a range of excellent communal facilities, including beautifully maintained landscaped gardens, perfect for enjoying the outdoors as well as a comfortable residents' lounge where a variety of social events and activities are regularly hosted, fostering a friendly and inclusive community environment.

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

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

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.



# Rowleys Court, Sandhurst Street, Oadby, Leicester

## 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. Rowleys Court provides the benefit of owning your own home, free from worries about external maintenance whilst having the support from our on-site 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 Race Course 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 (5 miles) and the thriving market town of Market Harborough (12 miles). Regular bus routes are accessible close by as well as fantastic road links.

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 socialise with friends and family. If your guests have traveling 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).

The service charge breakdown can be found below.

## Moving Made Easy

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 speak with our Property Consultant today.

## Entrance Hall

Front door with spy hole leads to the large entrance hall with doors leading to the living room, shower room, bedrooms and storage/airing cupboard. The 24-hour Tunstall emergency response pull cord system, apartment security door entry system with intercom and smoke detector are situated in the hallway.

## Living Room

Bright and spacious, dual aspect living room. ample room for dining. Two ceiling lights, TV and telephone points. wall mounted electric heater. Fitted carpets and curtains. Door leading on to the separate kitchen.

## Kitchen

Modern kitchen fitted with a range of wall and base units with a roll top work surface and tiling over. Stainless steel sink with over tap sits beneath a double glazed window. Built in waist level oven, ceramic hob with extractor hood. Integrated under counter fridge and freezer, free standing washing machine. Ceiling light, floor tiling.

## Bedroom One

A generous bedroom with a double glazed window. Mirror fronted wardrobe with shelving and rail. Light fittings, curtains and carpets. TV and phone points. Wall mounted electric heater.

## Bedroom Two

Double room which would be perfect for use as a dining room or study. Double glazed window. TV point, wall mounted electric heater. Fitted carpets.

## Shower Room

Fully tiled and fitted with suite with a double shower cubicle with support rail and sliding door. Vanity unit and hand basin with mirror over and low level WC. Heated towel rail.

# 2 bed | £160,000

## Service Charge

Includes;

- 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: £3,799.15 p.a (for financial year end 31/03/2026).

## 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

Annual fee - £495 reviewed 01/2026

## Lease Information

125 years from 1st Jan 2011

## Additional Information & Services

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

