



Connells

Rowleys Court Sandhurst Street
Oadby Leicester



Property Description

FULL DETAILS COMING SOON!

This beautifully presented second floor one bedroom retirement apartment is located within the highly regarded Rowleys Court by McCarthy & Stone, offering safe, comfortable and low-maintenance living in the heart of Oadby.

The apartment features a spacious living room, a modern fitted kitchen with built-in appliances, a generous double bedroom with fitted wardrobes, and a contemporary bathroom. The property also benefits from a recently refitted boiler, excellent storage and a bright, welcoming feel throughout. The apartment can be offered furnished or unfurnished.

Rowleys Court provides outstanding communal facilities including a Homeowners' Lounge, guest suite, landscaped gardens, security entry system, and a 24-hour emergency call system for peace of mind. An on-site House Manager is available to assist residents, creating a friendly and secure environment.

Perfectly positioned close to Oadby's shops, supermarkets, cafés, transport links and Leicester Racecourse, this apartment offers both convenience and lifestyle, making it an ideal choice for relaxed retirement living.



To view this property please contact Connells on

T 01162 710612
E oadby@connells.co.uk

78B The Parade Oadby
LEICESTER LE2 5BF

EPC Rating: C
Council Tax
Band: A

Service Charge:
2532.77

Ground Rent:
435.00

Tenure: Leasehold

view this property online connells.co.uk/Property/OBY312209

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: OBY312209 - 0002

