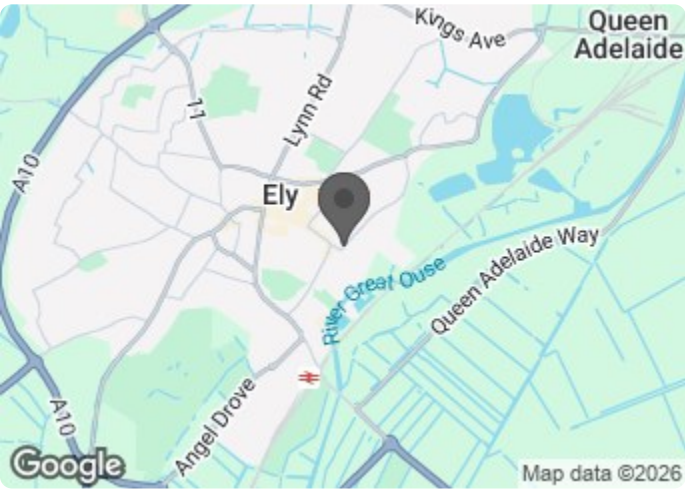




Total floor area 58.2 sq.m. (626 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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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9 Roslyn Court

Lisle Lane, Ely, CB7 4FA



Asking price £270,000 Leasehold

A beautifully bright SOUTH EAST facing apartment situated on the ground floor with direct access to well maintained courtyard and ALLOCATED CAR PARKING SPACE. Roslyn Court is a popular retirement living plus development with onsite restaurant, domestic assistance and 24/7 staffing.

Call us on 0345 556 4104 to find out more.

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

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. Doors lead to the living room, bedroom, and bathroom.

Living Room

A spacious living room benefitting from large south east facing window incorporating a French door leading to the well maintained communal courtyard. The room provides space for dining. TV and telephone points, Sky/Sky+ connection point. 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 south east aspect and 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. Ventilation system.

Bedroom

A double bedroom with large south east window allowing lots of natural light in and provides views over the courtyard. Built in wardrobe with cream sliding door, additional storage includes door leading to a walk in wardrobe with shelving and hanging rails. TV and telephone points.

Wet 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.



1 bed | £270,000

Service Charge (breakdown)

- 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.

Service charge: £10,096.92 (for financial year ending 30/06/2027).

Check out benefits you may be entitled to (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Lease Information

Lease length: 999 years from 1st Jan 2018

Ground rent: £435 per annum

Ground rent review: 1st Jan 2032

Moving Made Easy & 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.

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ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

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

