Excellent

Trustpilot

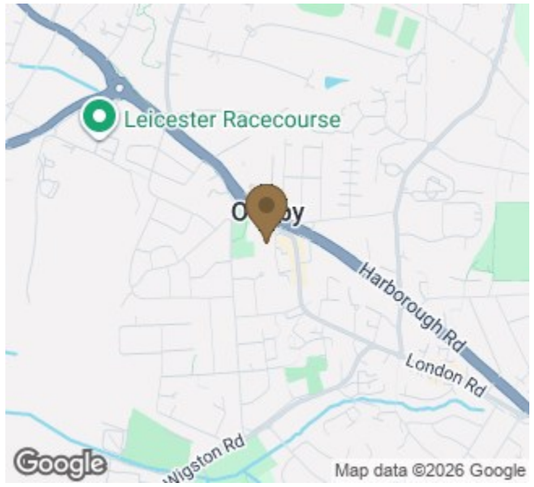
McCarthy & Stone
Resales.

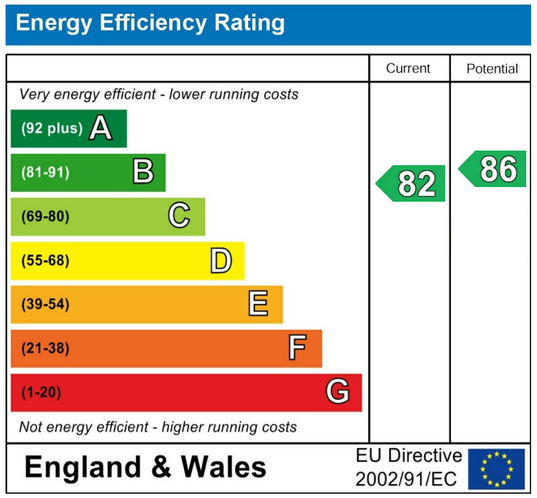
Total floor area 43.2 sq.m. (465 sq.ft.) approx

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





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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

33 Rowleys Court

Sandhurst Street, Leicester, LE2 5AS

1 1 Council Tax Band: A

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 33 Rowleys Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £90,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- A Delightful One Bedroom Apartment
- Retirement Living for Over 60's
- Double Bedroom with Fitted Wardrobes
- Spacious Living Room
- Well Located for Amenities
- 24-hour emergency call system
- Homeowners Lounge
- Guest Suite
- Landscaped Gardens
- House Manager

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

33 Rowleys Court, Leicester

1 | 1 | Asking price £90,000

Rowleys Court

Rowleys Court is a McCarthy and Stone Retirement Living development of 49 specifically designed one and two bedroom apartments for the over 60s. 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 as well as a variety of supermarkets. There's something for everyone in Oadby including country parks, tennis courts and bowling greens all in close proximity. 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 nearby as well as fantastic road links.

We are pleased to offer to the market this delightful and spacious one bedroom apartment, conveniently positioned on the first floor with no apartment directly above. The apartment boasts Economy 7 storage heaters throughout, Sky connection points to living area and security entry system.

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 travelled 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.

Apartment Overview

The apartment features a welcoming entrance hall with useful storage and access to all rooms, along with a 24-hour emergency response system and secure door entry. The spacious living room offers plenty of room for both comfortable seating and a dining table, with a double-glazed window providing natural light and access to the separate kitchen. The fitted kitchen includes a range of wall and base units, integrated oven, ceramic hob and space for appliances. The generous double bedroom benefits from mirrored fitted wardrobes, while the fully tiled shower room features a large shower with grab rails, vanity unit with wash basin, WC and heated towel rail.

Social Lifestyle

The Communal Lounge is at the heart of the community at Rowleys Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services

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

Lease Information

125 years from 1st Jan 2011
Ground rent: £425
Ground rent review: 1st June 2041

Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £2,610.58 per annum (up to financial year end 31/03/2027)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Car Parking Permit Scheme

The fee is usually £250 per annum, available on a first come, first served basis. Please check with the House Manager on site for availability.

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.