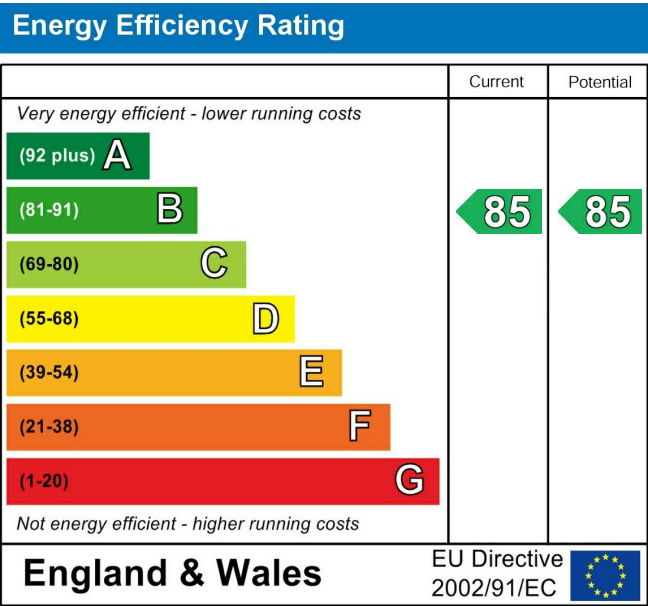
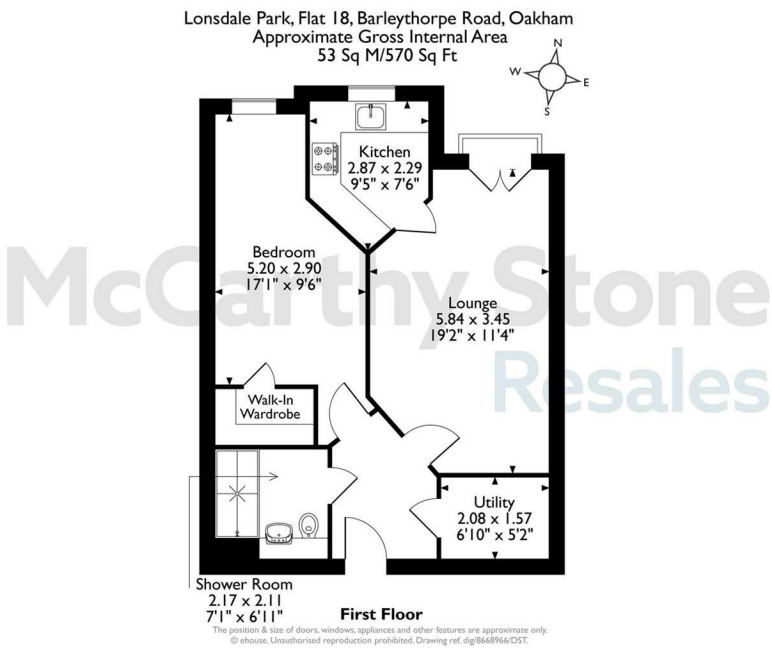




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18 Lonsdale Park

Barleythorpe, Rutland, LE15 6QJ

1 1 **Council Tax Band: B**

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 18 Lonsdale Park could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £199,995
Leasehold

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

Why you'll love living here:

- Well presented apartment with Juliet balcony in the lounge
- Modern kitchen with built in appliances
- Spacious bedroom with walk-in wardrobe
- Allocated car parking space within the private car park
- Close to Oakham town centre and all amenities
- Landscaped gardens
- Communal Lounge
- 24hr Emergency call monitoring
- Guest suite
- House Manager

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

18 Lonsdale Park, Rutland

 1 |  1 | Asking price £199,995

Lonsdale Park

Lonsdale Park in Oakham was built in 2017/2018, and has a very lengthy Lease of 997 years. The complex is located close to the heart of this historic town, situated opposite picturesque parklands, the development boasts 43 apartments exclusively for those over 60s. Oakham is found in the county of Rutland, an area that was voted as the 'best rural place to live in Britain' by the Daily Telegraph in 2015. With its array of green parks and fields, great shopping and restaurant scene, and beautiful historic architecture, it's easy to see why this pretty traditional market town is the place to be. The apartments are all equipped with energy efficient heating and raised height electrical sockets. Homeowners can enjoy everything the development has to offer, including the private homeowners' lounge, landscaped gardens, and on-site car park, while visiting family and friends are more than welcome to stay over in the guest suite. For complete peace of mind, the development is completely secure, with intruder alarms, a camera entry system and fire detection equipment. There is also a 24-hour emergency call system and a House Manager on duty for any concerns. Mobility is never an issue, with lifts to take you to all floors. It is a condition of purchase that residents must meet the age requirement of 60 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 utility/airing cupboard. Smoke detector, security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

Lounge

A spacious living room benefitting from French doors leading onto a Juliet balcony, allowing lots of natural light

in. The room provides space for dining. TV and telephone points, two ceiling lights and raised height electric power sockets. Part glazed doors leading into a separate kitchen.

Kitchen

Modern fitted kitchen with a range of low and eye level units, drawers, and cupboards. Stainless steel sink with mono lever tap and drainer sits below the window with blind. Eye level oven, ceramic hob, cooker hood. Integrated fridge/freezer. Ceiling lighting and ceramic floor tiling.

Bedroom

Good size bedroom with the benefit of a walk-in wardrobe housing rails and shelving. TV and telephone points, ceiling light and raised height electric power sockets.

Shower Room

A modern fitted shower room featuring a large level access walk in shower with grab rails and glass screen. Fitted mirror with built in light vanity unit and inset wash hand basin with storage cupboards below. WC with concealed cistern Wall mounted chrome heated towel rail. Matching wall and floor tiles.

Car Parking

This apartment comes with an allocated parking space.

Service Charge

- 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

redecorating of communal areas

- Buildings insurance

The annual Service Charge is £3,078.84 for financial year ending 1/6/2027

The Service charge does not cover external costs such as your Council Tax, electricity or TV.

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

Lease Information

Lease: 999 years from 1st June 2017

Ground rent annual fee - £425 per annum

Ground rent review: June 2032

Moving Made Easy & Additional Information

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 check our webpage additional services or speak with our property consultant.

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

