



**Roslyn Court, Lisle Lane, Ely, Cambridgeshire
CB7 4FA**

www.pocock.co.uk



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A particularly well appointed ground floor one bedroom retirement apartment with private garden access and perfectly placed for access to the reception and communal areas.

Accommodation comprises: -

- Ground Floor Apartment
- Entrance Hall
- Living Room with Door to Gardens
- Fitted Kitchen
- Bedroom
- Wet Room
- Communal Gardens
- Parking Space Included

Guide Price: £270,000



ROSLYN COURT Roslyn Court is set within the historic Cambridgeshire City of Ely and offers an outstanding collection of age exclusive apartments designed for comfortable, secure and social retirement living. This highly regarded Retirement Living PLUS development is a must-see for those seeking an exceptional lifestyle in a prime location.

The development offers a range of spacious one and two bedroom apartments, all designed with generous living areas, high-quality kitchens and modern bathrooms. An experienced Estates Manager is on site to oversee the day-to-day running of the development.

No. 9 The apartment being sold is arguably one of the best positioned homes within the development, located on the ground floor just a few steps from the main reception and communal social areas, making day to day living exceptionally convenient. In addition, the apartment enjoys the benefit of direct access to the beautifully landscaped communal gardens via its own patio door, perfectly combining ease of access with privacy and outdoor enjoyment.

SERVICES The service charge includes one hour of domestic assistance per week, with the option to arrange additional support by prior appointment. Residents also benefit from a strong sense of community, with regular activities, annual events and organised day trips. For complete peace of mind, the development features 24-hour on-site staffing, secure camera entry systems and a 24-hour emergency call system, operated via personal pendant alarms and call points located in the bathroom and main bedroom.

COMMUNAL SPACES As already briefly mentioned, beyond the comfort of your own apartment, residents can enjoy a variety of well-appointed communal spaces, including the homeowners' lounge and attractive gardens. There is also a superb bistro-style restaurant open every day of the year, offering table-service meals as well as coffees and snacks throughout the day. Friends and family are warmly welcomed, with access to a comfortable guest suite available at an additional cost per night. This is of course also subject to availability.

ENTRANCE HALL with walk-in storage area off. Door to:-

LIVING ROOM 20'2" x 10'6" (6.14 m x 3.21 m) approximately measurements, with patio door to garden and door to:-

KITCHEN 8'1" x 5'10" (2.47 m x 1.79 m) Comprehensively fitted with a range of built-in appliances. Double glazed window overlooking the garden.

BEDROOM 17'5" x 10'9" (5.32 m x 3.28 m) with double glazed window to rear overlooking the garden with a walk-in cupboard off and a range of fitted furniture including a kneehole dressing table with drawers either side, a full height wardrobe with sliding doors, adjacent to which is a further fitted chest of drawers.

WET ROOM

ELY Home to a world famous 900 year old Cathedral, the historic city of Ely lies on the River Great Ouse probably no more than 15 miles from the City of Cambridge. There is a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.



AGENTS NOTES

Please note, it is a condition of purchase that residents must be 70 years of age or over.

Tenure - Leasehold with 990 years remaining.

Ground Rent of approximately *£435.00 per annum

Service Charges of approximately *£9,767.80 per annum

All viewing appointments are to be accompanied by Pocock and Shaw

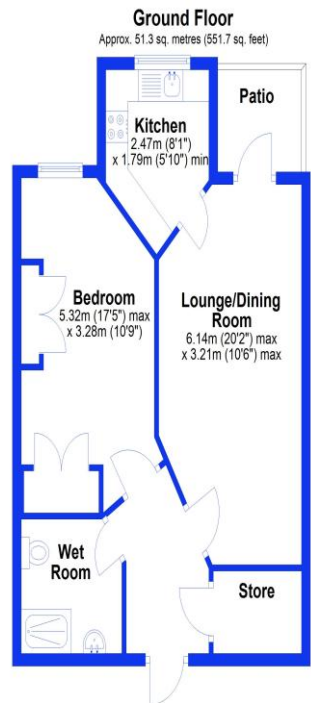
Council Tax Band A

EPC A (84/84)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref GVD-7366

* Information obtained from McCarthy Stone website



Total area: approx. 51.3 sq. metres (551.7 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.