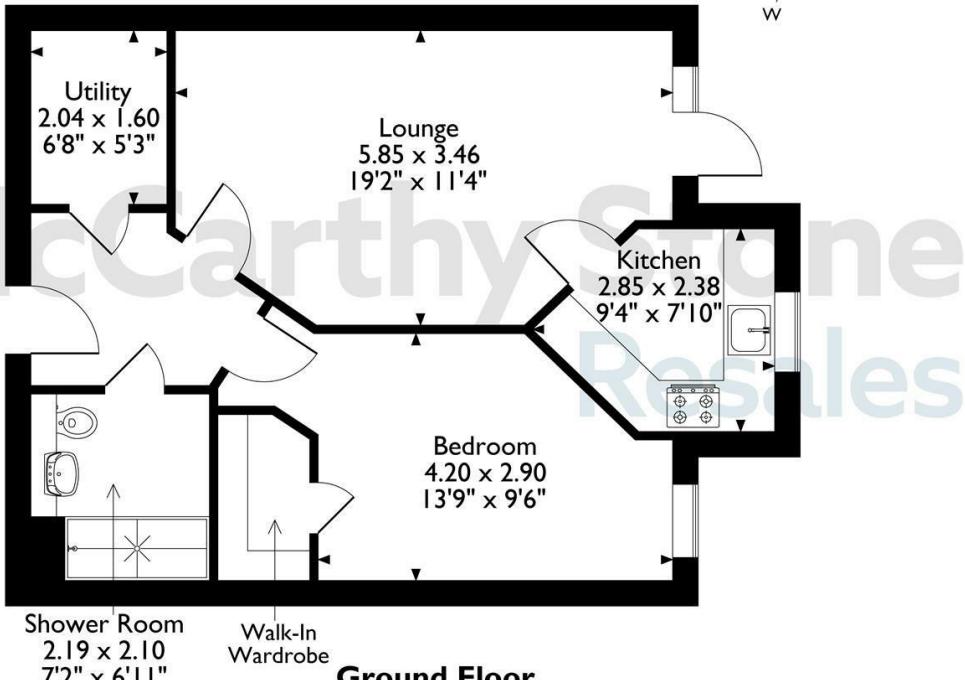
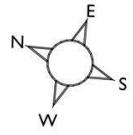


Lonsdale Park, Flat 15, Barleythorpe Road, Oakham
Approximate Gross Internal Area
52 Sq M/560 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(81-91) B		
(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		



15 Lonsdale Park

Barleythorpe, Rutland, LE15 6QJ



Asking price £230,000 Leasehold

BEAUTIFULLY PRESENTED GROUND FLOOR retirement apartment. Spacious Living room with direct access to a PATIO. Modern kitchen with built in appliances, double bedroom with a WALK IN WARDROBE and CONTEMPORARY shower room completes this wonderful apartment. CAR PARKING SPACE included. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL ACTIVITIES take place.

Call us on 0345 556 4104 to find out more.

Lonsdale Park, Barleythorpe Road, Oakham, LE15 6QJ

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 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.

Living Room

A spacious living room benefitting from a double glazed door leading to a patio area. TV and telephone points.



Two decorative ceiling lights. Fitted carpets, curtains. 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. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood. Integrated fridge/freezer. Ceiling spot lights and ceramic floor tiling.

Bedroom

Good size bedroom with a double glazed window. Generous walk-in wardrobe housing rails and shelving. Decorative ceiling lights, TV and phone point, range of 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



1 bed | £230,000

redecorating of communal areas

- Buildings insurance

The annual service charge is £4,460.43 for the financial year ending 30/06/26

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information

999 years from 1st June 2017

Ground Rent

Ground rent - £425 per annum

Ground rent review date: June 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.
- 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

