Excellent

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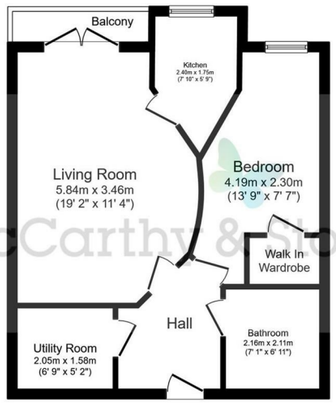
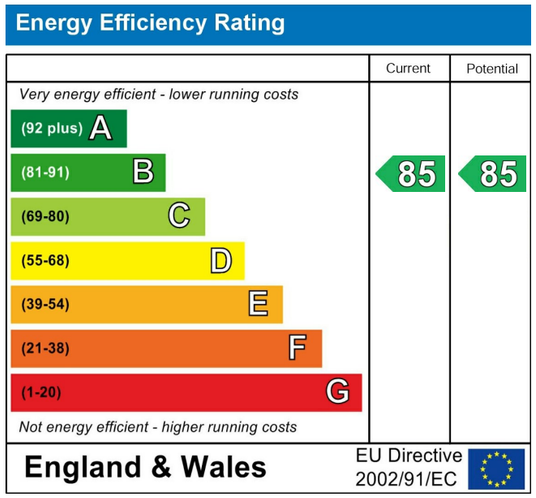
McCarthy & Stone
Resales.



Floor Plan

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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





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Registered in England and Wales No. 10716544

The Property Ombudsman







37 Lonsdale Park

Barleythorpe, Rutland, LE15 6QJ

1 | 1 | Council Tax Band: C

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

Asking price £220,000
Leasehold

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

Why you'll love living here:

- Beautifully presented apartment
- 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

37 Lonsdale Park, Rutland

1 | 1 | Asking price £220,000

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.

Local Area
Oakham is the county town of Rutland in the East Midlands, 30 miles south east of Nottingham, 25 miles to the east of Leicester and 23 miles west of Peterborough. Oakham town centre has a thriving community, with plenty of independent shops, cafes and pubs, as well as all the local amenities like supermarkets, banks and pharmacies, and even a butcher's shop. High Street shops and supermarkets.
McCarthy & Stone residents will have plenty of choice when it comes to eating out in Oakham, as there is a huge selection of restaurants serving a variety of cuisines, from traditional English fayre to Indian, Chinese and America.
. Oakham train station is only 0.5 miles from the proposed development, which connects to Birmingham and Leicester to the west, and Peterborough to the east. There is also a once-daily service to Bedford, Luton and London St Pancras which passes over the historic Welland Viaduct, so there's plenty of opportunity for days out.

Apartment Overview
Beautifully presented second floor apartment, conveniently situated close to the lift. The spacious lounge has access to a walk-out balcony with views across Prince George Field. The modern kitchen has built in appliances. Double bedroom with a walk in wardrobe providing ample hanging rails and shelving and a contemporary shower room. The apartment further benefits from a recently refitted smailler water heater providing additional storage space. The apartment comes with a car parking space.

Landscaped Gardens
One of the main social hubs of Lonsdale Park is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Lease Information
999 years from 1st June 2017

Social Lifestyle
The Communal Lounge is at the heart of the community at Lonsdale Park and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, 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.

Ground Rent
Ground Rent - £425 anually
Reviewed 1st June 2032

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.

Service Charge
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.

Annual Service Charge: £3,078.24 for the financial year ending 30/6/2027.

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













