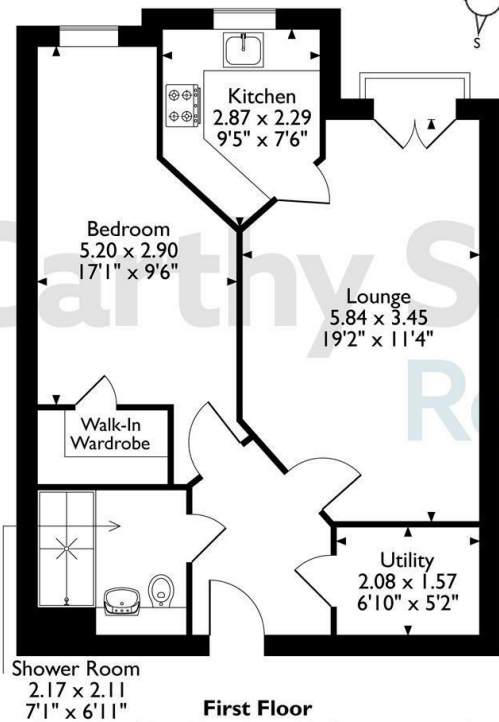
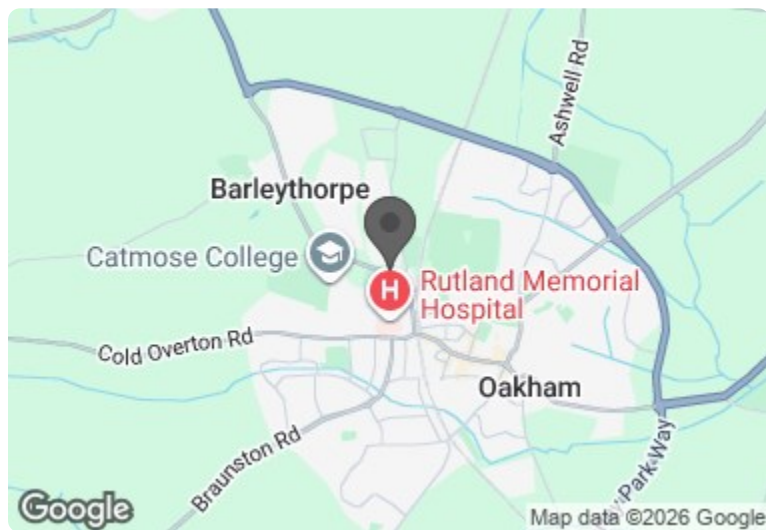


Lonsdale Park, Flat 18, Barleythorpe Road, Oakham
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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		

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



18 Lonsdale Park

Barleythorpe, Rutland, LE15 6QJ

PRICE REDUCED



PRICE REDUCTION

Asking price £199,995 Leasehold

SUPERBLY PRESENTED one bedroom first floor apartment with JULIET BALCONY from the lounge and ALLOCATED CAR PARKING.

Lonsdale Park is a retirement living development offering 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,

1 Bed | £199,995

PRICE
REDUCED

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 redecoration of communal areas
- Buildings insurance

The annual Service Charge is £2,973.62 for financial year ending 1/6/2026

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

