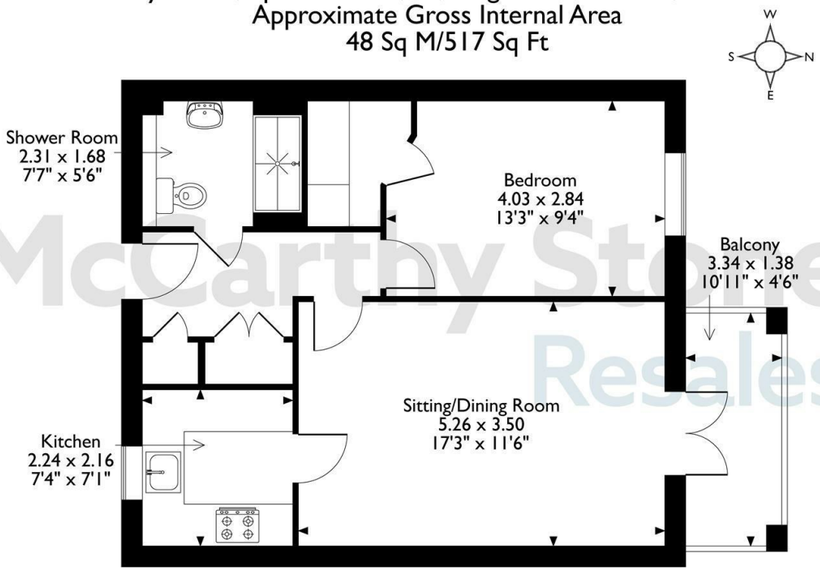
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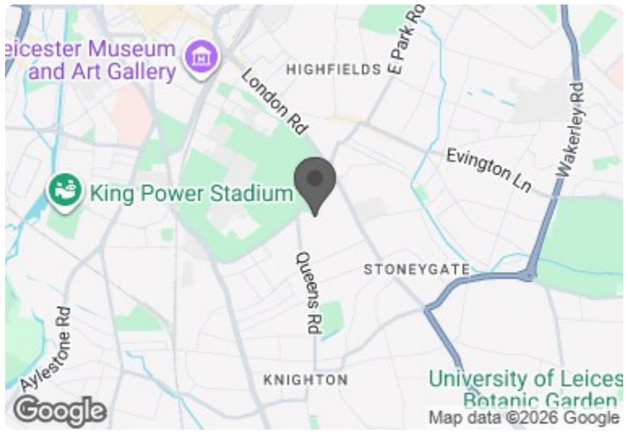
Wolsey Court, Apartment 23, 22, Knighton Park Road, Leicester
Approximate Gross Internal Area
48 Sq M/517 Sq Ft

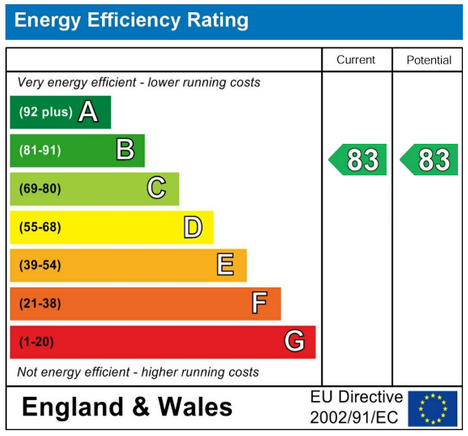



**Second Floor**

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




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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

# 23 Wolsey Court

Knighton Park Road, Leicester, LE2 1AP










**PRICE REDUCTION**

## Asking price £190,000 Leasehold

A beautiful presented one bedroom retirement apartment befitting from a WALK OUT BALCONY with attractive views

Situated in our McCarthy Stone Retirement Living development for over 60's.

Viewing is highly recommended to fully appreciate the accommodation on offer, which has recently been redecorated throughout.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Wolsey Court, Knighton Park Road,

# 1 Bed | £190,000

### Wolsey Court
Wolsey Court is a Retirement Living development built in 2016, consisting of 23 one and two bedroom age-exclusive apartments for the over 60's.
Homeowners will be able to enjoy Retirement Living at its best with their very own apartment as well as a homeowners' lounge and landscaped gardens in which to relax and socialise with their neighbours.
The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

### 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.

### Local Area
Wolsey Court is situated in the South of Leicester, overlooking St Mary's Triangle, a small parkland area. Nearby is also Victoria Park, a 69 acre parkland. Originally used as a racehorse course, it was opened officially as a park in 1882, and is now used for a range of activities, including tennis, football and cultural activities such as Leicester Caribbean Festival.
The city centre is less than one mile away, however, high quality local shops including Sainsburys, a pharmacy, dentist and post office are all within walking distance. Transport links are easily accessible, with the M1/M69 close by and bus stops near the development

### Entrance Hall
Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response system is situated in the hall. Door to a walk-in storage cupboard housing plumbing for a washing machine and hot water tank. Smoke detector. Security door entry system. Doors lead to the shower room, living room and both bedrooms. Underfloor heating runs throughout the apartment.

### Living Room
A wonderfully bright and airy living room with French doors opening onto a private balcony, with attractive views overlooking parkland. Space for a dining table and chairs. TV and telephone points and central ceiling light. A part glazed door leads into the separate kitchen.

### Kitchen
A stylish, fully fitted kitchen with wall and base units, under-counter lighting and granite effect worktops The stainless steel sink and mixer tap sits beneath the double glazed window. Four ringed ceramic hob and fitted extractor hood above. Built-in oven and integrated fridge and freezer and tiled flooring.

### Bedroom
Spacious double bedroom with a double glazed window. Ceiling light, TV and telephone point. Door to a walk in wardrobe with fitted shelving and hanging rails.

### Shower Room
Fully tiled and fitted with a shower cubicle with grab rails, WC, wash hand basin and mirror above. Wall mounted heated towel rail. Emergency pull-cord.

### 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 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.

ANNUAL SERVICE CHARGE £3,902.91 for the current financial year ending 30th September 2027.

### Ground Rent
Ground rent: £425 per annum
Ground rent review: 1st June 2030

### Lease Information
Managed by McCarthy and Stone Management Services
Lease: 125 Years from 1st June 2015

### Car Parking Scheme
Car Parking Permit is by allocated space subject to availability at a cost of £250PA. Please check with the House Manager on site for availability.

### Additional Information & Services
• Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

