

54 Roslyn Court Lisle Lane, Ely

Ely

RICHARD BOOTH ESTATE AGENTS

£200,000

54 Roslyn Court Lisle Lane

Ely

A well maintained first floor apartment forming part of a purpose built retirement complex and offered for sale with no upward chain.

The apartment has an attractive view to rear across the communal gardens and comprises entrance hall, lounge/dining room, kitchen, 1 double bedroom and wet room, whilst there are well maintained communal gardens and a limited number of visitors parking spaces.

Roslyn Court has a number of benefits including a spacious residents lounge and discounted restaurant, laundry room, Estate Manager and 24 hour staffing, together with secure camera entry systems and 24 hour emergency call service and it is a requirement that a purchaser must be 70 years of age or over.

The development is situated on Lisle Lane close to the Sainsbury's supermarket and within easy reach of the city centre, country park and riverside.

To fully appreciate the apartment and Roslyn Court in general, a viewing is highly recommended.

Council Tax Band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B



- Well Maintained First Floor Apartment (Close to the Lift Access)
- Purpose Built Retirement Complex
- 1 Double Bedroom
- Lounge/Dining Room & Well Equipped Kitchen & Wet Room
- Under Floor Heating
- Attractive Outlook Across the Communal Gardens
- Residents Lounge & Restaurant
- Estate Manager & 24 Hour Staffing
- No Upward Chain

ROSLYN COURT

Roslyn Court is located off Lisle Lane close to Sainsbury's supermarket and within easy reach of the city centre and popular country park and riverside. The complex is a combination of 1 and 2 bedroom apartments with a central reception area, large lounge and discounted restaurant. Benefits include a laundry room, 24 hour on-site staffing, secure camera entry systems and 24 hour emergency call system. There are well maintained and attractive communal gardens, together with a limited number of visitors parking spaces.

ENTRANCE HALL

With phone entry system, under floor heating, large storage cupboard housing the central heating boiler.

LOUNGE/DINING ROOM

With double glazed window to rear aspect overlooking the garden, under floor heating, television point.

KITCHEN

With double glazed window to rear overlooking the garden, stainless steel sink unit and drainer, fitted with a range of high gloss wall and base level storage units, work surfaces and drawers, together with built-in electric oven, hob and extractor hood, fridge and freezer, under floor heating.

DOUBLE BEDROOM

With double glazed window to rear overlooking the garden, access to loft, walk-in wardrobe which has a hanging rail and shelving, under floor heating.









WET ROOM
With level access shower, vanity unit with wash basin, low level WC, under floor heating, heated towel rail.

TENURE
Tenure: leasehold.

Length of lease: 999 years from 1st June 2017

Ground rent: £217.50 paid twice yearly

Ground rent review: to be confirmed

Service charge: £841.41 per month.

The service charge pays for the following:

On-site estate manager and team.

24 hour emergency call system.

Water rates for communal areas and apartments.

Cleaning of communal windows.

Electricity, heating and lighting to communal areas.

Upkeep of gardens.

Repairs and maintenance to communal areas.

Contingency fund for redecoration of communal areas.

Buildings insurance.

1 hour weekly clean of the apartment.

It is a condition of purchase that residents must be 70 years of age or over.

COMMUNAL GARDENS

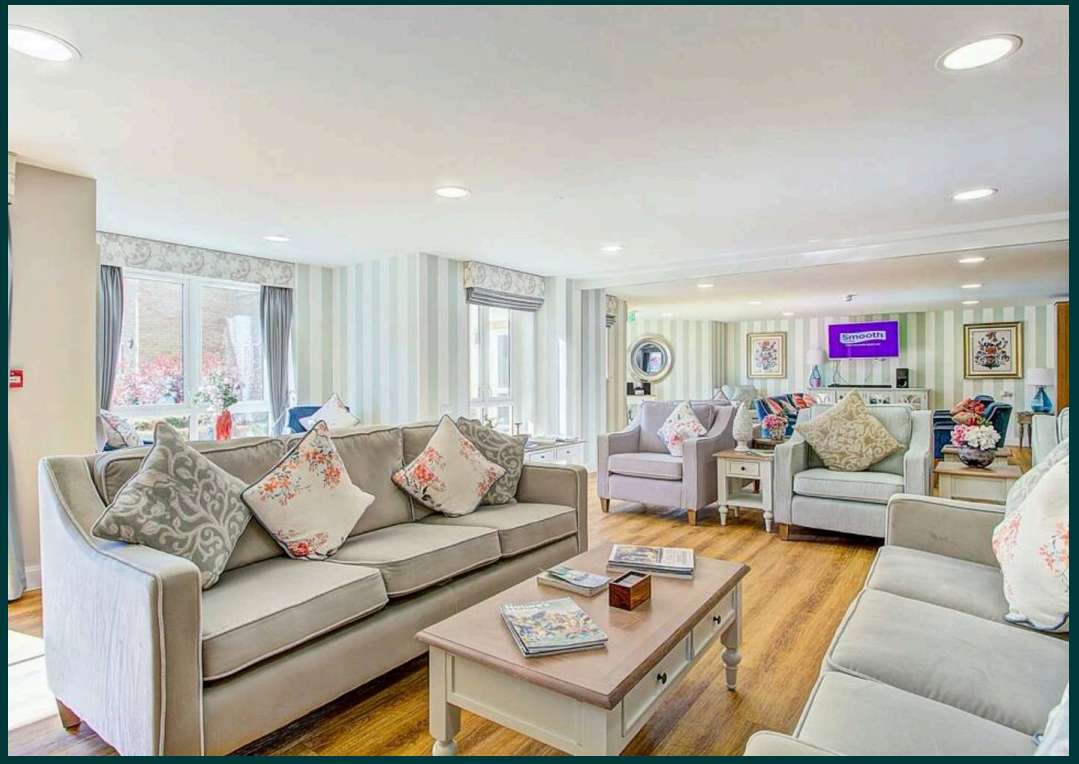
Roslyn Court has the benefit of attractive communal landscaped gardens which are regularly maintained to an excellent standard and provide pleasant outdoor seating areas for residents and guests alike.

To the front of the building there is a parking area with a limited number of visitors parking spaces.



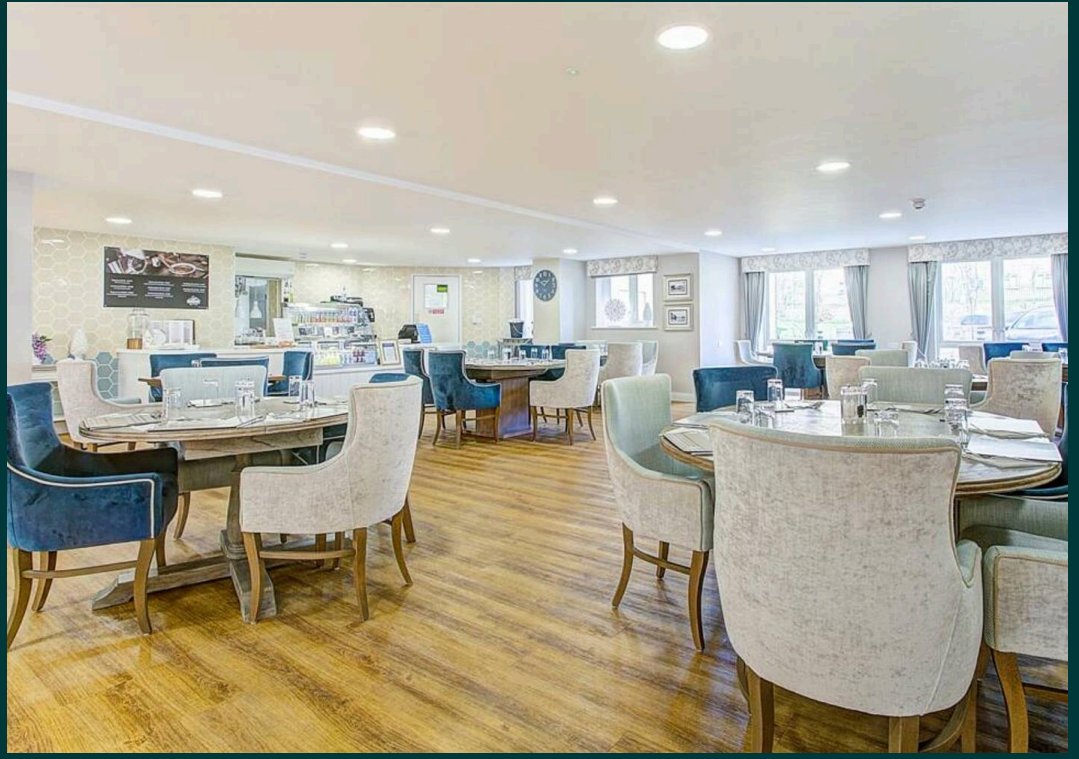




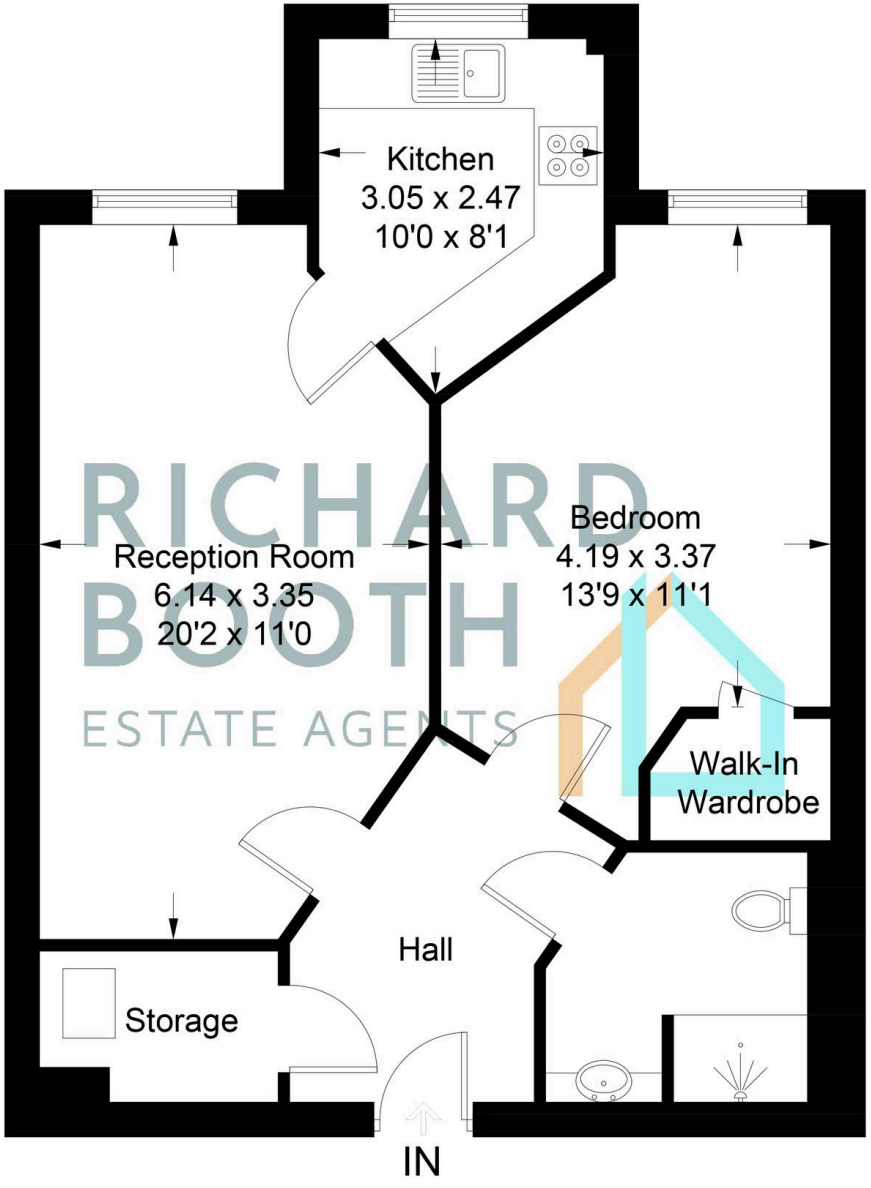

Smooth




Welcome
Rosslyn Court



Approximate Gross Internal Area = 54.0 sq m / 586 sq ft



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First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser.The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given.(ID1350887)



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The Property Ombudsman