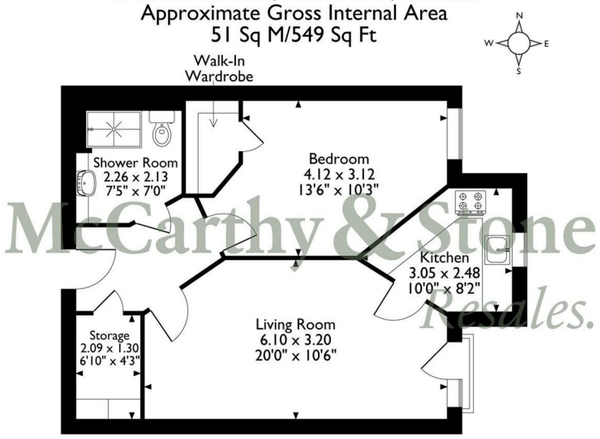
Excellent

Trustpilot

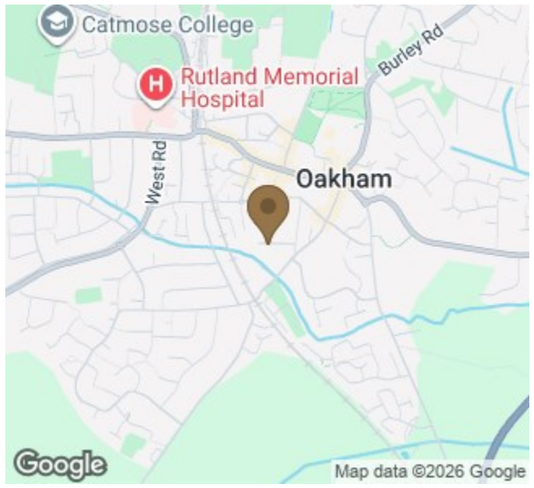
McCarthy & Stone
Resales.

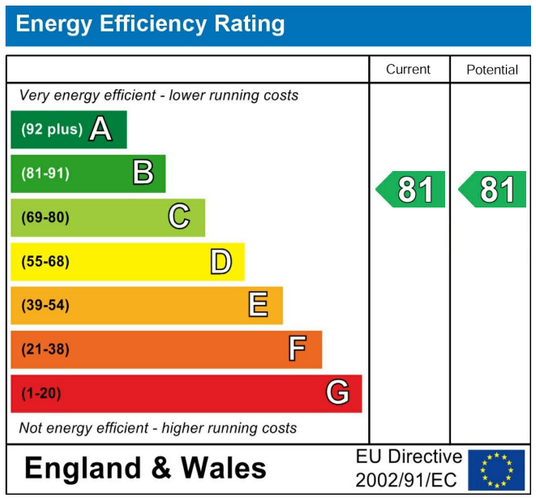
16 Saxon Gardens, Penn Street, Oakham
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8704919/DST.





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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







16 Saxon Gardens

Penn Street, Oakham, LE15 6DF

1 1 Council Tax Band: B

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 16 Saxon Gardens could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £214,000
Leasehold

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

Why you'll love living here:

- Spacious living room with access to a patio area
- Modern kitchen with built in appliances
- Double bedroom with walk-in wardrobe
- Contemporary shower room
- Close to all amenities
- Communal lounge
- On-site Bistro restaurant
- Estate Management team
- Guest Suite
- Landscaped gardens

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

16 Saxon Gardens, Oakham

1 | 1 | Asking price £214,000

Saxon Gardens
Saxon Gardens is located in the attractive town of Oakham near Rutland Water. The complex features 29 one bed and 29 two bed apartments, designed exclusively for the over 70s. At the McCarthy & Stone Retirement Living PLUS development in Oakham, safety is ensured with modern technology. The apartmentt is fitted with a camera entry system, so you know exactly who is calling before permitting them access and an intruder alarm, as well as smoke detectors for your safety.
The high quality development and apartment has be designed with retirees in mind, allowing you to live independently with the peace of mind of having on site staff available 24 hours should you need them. Two lifts providing access to all floors.
Every resident at the McCarthy & Stone development can enjoy access to the entire complex, including landscaped gardens, a sociable Communal Lounge where you can meet your new neighbours, and an on-site bistro servicing delicious meals daily.

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 Tesco supermarket only 250m away from the development, ideal for all the essentials.
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 Castle is a popular attraction within the town, a rare example of 12th century architecture and sculptures. There's also Rutland County Museum for those interested in local history, and Oakham Library only 0.2 miles from the proposed development. Oakham lies to the west of Rutland Water, which is one of the largest man-made lakes in Europe, and a popular tourist attraction due to the wide variety of wildlife and ecosystems it supports.
The lakes are a conservation area, with plenty of birds, plants, insects and other native species making their homes there. The reserve is located 1.5 miles from Saxon Gardens. 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 ground floor retirement apartment with direct access from the lounge to a patio area enjoying garden views. The modern kitchen has built in appliances, the double bedroom has a walk-in-wardrobe providing plenty of storage, shelving and hanging rails and the contemporary shower room completes this lively apartment.

Landscaped Gardens
One of the main social hubs of Saxon Gardens 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

Social Lifestyle
The Communal Lounge is at the heart of the community at Saxon Gardens and is where the majority of social gatherings take place. Regular activities include Movie, Music and Quiz nights, games afternoons.Visits from local historians and bands, church services, Saxon singing group and food themed events. 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.

Service Charge
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior 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 Estate Manager.

Annual Service Charge: £10,086.86 for the financial year ending 30/9/2027

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

Ground Rent
Annual Charge - £435
Ground rent review: 1st Jan 2034

Lease Information
999 Years from 1st October 2019

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.

Additional Services
- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













