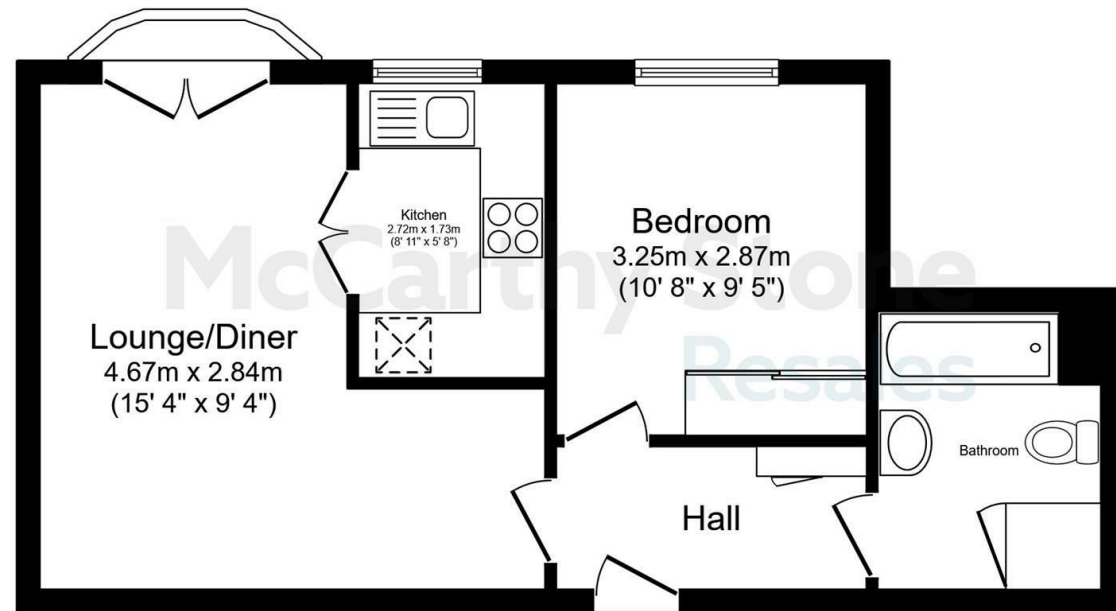


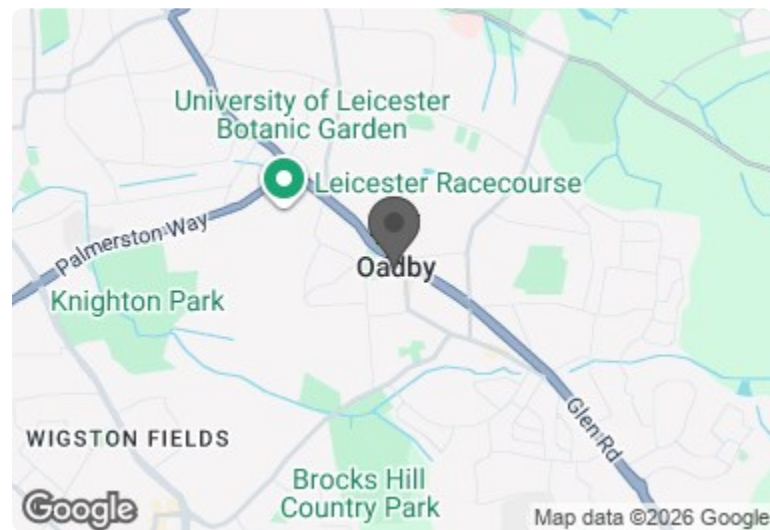
## 42 Rowleys Court

Sandhurst Street, Leicester, LE2 5AS



Total floor area 41.3 sq.m. (444 sq.ft.) approx  
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). Powered by www.focalagent.com

Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>83</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**PRICE REDUCTION**

**Asking price £110,000 Leasehold**

A delightful one bedroom retirement apartment benefitting from GARDEN VIEWS. The spacious living room with a JULIET BALCONY modern kitchen with BUILT IN APPLIANCES, double bedroom with FITTED WARDROBES and a modern bathroom completes this lovely apartment. The development offers EXCELLENT COMMUNAL FACILITIES including a communal lounge where SOCIAL EVENTS take place.

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

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

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Registered in England and Wales No. 10716544



# Rowleys Court, Sandhurst Street, Oadby,

## 1 Bed | £110,000

### Rowleys Court

Rowleys Court is a McCarthy and Stone Retirement Living development of 49 specifically designed one and two bedroom apartments for the over 60s. Rowleys Court provides the benefit of owning your own home, free from worries about external maintenance whilst having the support from our on-site House Manager.

Rowleys Court is situated in Sandhurst Street, close to the A6 Leicester Road in the vibrant town of Oadby which offers a range of local shops, bars and restaurants as well as a variety of supermarkets. There's something for everyone in Oadby including country parks, tennis courts and bowling greens all in close proximity. Leicester Race Course is a short walk away, where you will find many events as well as hosting 31 race meetings throughout the year.

For those who enjoy a trip out there's Leicester City Centre (3 miles) the popular Fosse Park Retail Park (5 miles) and the thriving market town of Market Harborough (12 miles). Regular bus routes are accessible nearby as well as fantastic road links.

We are pleased to offer to the market this delightful and spacious one bedroom apartment, conveniently positioned on the first floor with no apartment directly above. The apartment boasts Economy 7 storage heaters throughout, Sky connection points to living area and security entry system.

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).

The service charge breakdown can be found below.

### 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.

### Entrance Hall

Front door with spy hole leads to the entrance hall with doors leading to the living room, shower room, bedroom and storage/airing cupboard. The 24-hour Tunstall emergency response pull cord system, apartment security door entry system with intercom and smoke detector are situated in the hallway.

### Living Room

Spacious living room with double glazed doors opening onto a Juliet balcony, overlooking the gardens. Having ample room for a dining table and the electric fire with surround provides an attractive feature. Ceiling light, TV and telephone points, fitted carpets and curtains. Doors leading to the separate kitchen.

### Kitchen

Fully fitted kitchen with a range of base and wall units, roll top work surface and tiling above. Stainless steel sink with mixer tap sits beneath a double glazed window. Built in waist level oven, ceramic hob with extractor hood. Under counter integral fridge and freezer. Floor tiling.

### Master Bedroom

Bright and airy, double bedroom with garden views. Double mirror fronted wardrobe. Fitted carpets. Ceiling light, TV and phone points.

### Shower Room

Fully tiled and fitted with suite comprising of a bath with shower over with support rails and curtain. Vanity unit and hand basin with mirror over and low level WC. Heated towel rail.

### 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: £2,610.58 for financial year ending 31/03/2027.

### Car Parking Permit Scheme

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Ground Rent

Ground rent: £435 per annum  
Ground rent review: 1st Jan 2026

### Lease Information

125 years from 1st Jan 2011

### Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

PRICE  
REDUCED



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