

48 ROWLEYS COURT

OADBY, LEICESTERSHIRE



JAMES
SELICKS

48 Rowleys Court

Sandhurst Street
Oadby
Leicester LE2 5AR

A spacious, immaculately presented, one bedroom apartment on the second floor of this prestigious McCarthy & Stone development offering assisted living for the over 60's. The property is located within walking distance of The Parade, a popular shopping destination with a range of shops and restaurants catering for most day-to-day needs.

Communal entrance hall | private entrance hall | through lounge/dining room | upgraded kitchen | bedroom | shower room | communal gardens | parking spaces available at an additional charge (first come, first served basis) | no chain | 24 hour emergency call system | curtains and blinds included | EPC - B

LOCATION

The position gives good access to Leicester city centre with its professional quarters and mainline railway station as well as the M1/M69 Motorway networks, Fosse Retail Park and local facilities within Oadby village itself.

ACCOMMODATION

A secure entrance leads into the communal entrance hall housing the stairs and lift to all floors. The apartment itself is entered via a private entrance hall with an intercom system, housing a shelved airing/storage cupboard. The through lounge/dining room has a feature fireplace with an inset electric fire, ample space for a dining table and uPVC double glazed double doors to a Juliet balcony to the rear elevation. The kitchen has a uPVC double glazed window to the rear elevation and a good range of eye and base level units and drawers, ample preparation surfaces with tiled splashbacks, a stainless steel sink and drainer unit with mixer tap over, a halogen hob with extractor unit over and an Electrolux fan assisted oven with

space for a microwave above, integrated fridge and freezer, tiled flooring and double doors leading into the through lounge/dining room. The double bedroom has built-in units and drawers and a uPVC double glazed window to the rear elevation. The shower room has a three piece suite comprising an enclosed WC, inset wash hand basin with cupboards beneath and a large glazed shower enclosure, fully tiled walls and tiled flooring.

OUTSIDE

The property has parking provisions to the front at an additional charge, on a "first come, first served" basis and also enjoys beautifully maintained, and secure, lawned communal gardens seating areas.

COMMUNAL AMENITIES

Laundry room with washers and driers. A Guest suite. House Manager. Seating in the communal grounds. Kitchen and lounge. Recycling/bin storage room.

LEASE DETAILS

Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and MUST be verified by any potential Purchaser's Solicitor.

Lease Term : 114 years remaining.
Ground Rent : £425 per annum.
Service Charge : £1,684 per annum
Management : McCarthy & Stone Ltd

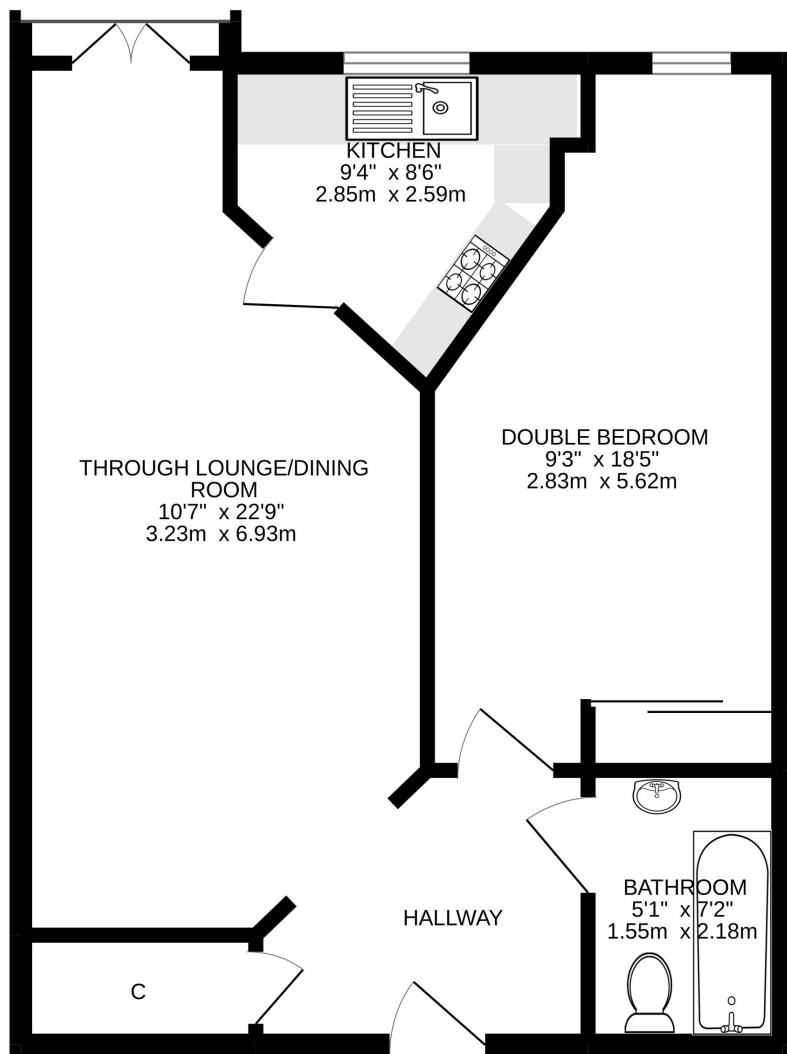
Details supplied by vendor 25th October 2022

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction, continue over the Racecourse Roundabout up the hill towards Oadby where take a right hand turn into The Parade and immediately right into Sandhurst Street where the development can be located on the right hand side.



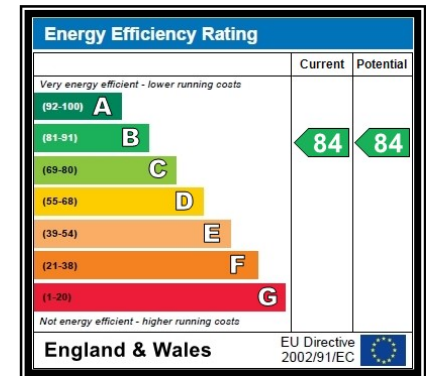




48 Rowleys Court, Sandhurst Street, Oadby, Leicester LE2 5AR

Total Approximate Gross Internal Floor Area = 527 SQ FT / 49 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



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Important Notice

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.