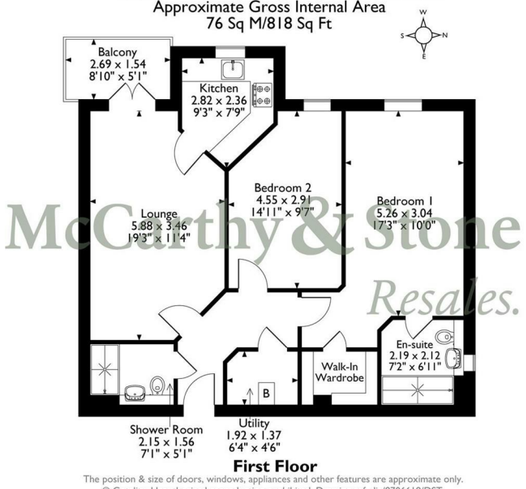
Excellent

Trustpilot

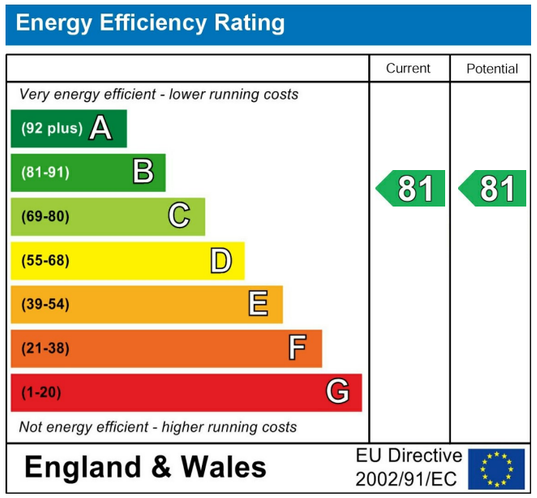
McCarthy & Stone
Resales.

28 Lonsdale Park, Barleythorpe Road, Oakham
Approximate Gross Internal Area
76 Sq M/818 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8706618/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

28 Lonsdale Park

Barleythorpe Road, Rutland, LE15 6QJ

2 2 Council Tax Band: C

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 28 Lonsdale Park could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £320,000
Leasehold

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

Why you'll love living here:

- Well presented apartment with a walk out balcony
- Two double bedrooms
- Ensuite and Guest shower room.
- Car Parking Space included
- Close to all amenities
- House Manager
- Lounge Wi-Fi access
- Homeowners Lounge
- Guest suite
- 24hr Emergency call monitoring

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

28 Lonsdale Park, Rutland

2 | 2 | Asking price £320,000

Lonsdale Park

Lonsdale Park in Oakham is located close to the heart of this historic town, in central England. Situated opposite picturesque parklands, the development boasts 43 apartments exclusively for those over 60s. Oakham is found in the county of Rutland, an area that was voted as the 'best rural place to live in Britain' by the Daily Telegraph in 2015. With its array of green parks and fields, yet close to the town centre for great shopping and restaurant scene, and beautiful historic architecture, it's easy to see why this pretty traditional market town is the place to be. The apartments are all equipped with energy efficient heating and raised height electrical sockets. Homeowners can enjoy everything the development has to offer, including the private homeowners' lounge, landscaped gardens, and on-site car park, while visiting family and friends are more than welcome to stay over in the guest suite. For complete peace of mind, the development is completely secure, with intruder alarms, a camera entry system and fire detection equipment. There is also a 24-hour emergency call system and a House Manager on duty for any concerns. Mobility is never an issue, with lifts to take you to all floors.

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 supermarkets.

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 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

This delightful, two bedroom retirement apartment, situated on the first floor. The apartment boasts a spacious lounge with access to a walk out balcony and the modern kitchen has built in appliances. Principle bedroom benefits from a walk in wardrobe and ensuite shower room. A second double bedroom would also be perfect for use as a dining room. A guest shower room completes this wonderful apartment. A car parking space is included.

Landscaped Gardens

One of the main social hubs of Lonsdale Park 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 Lonsdale Park and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. 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:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in 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 House Manager.

Annual Service Charge: £4,618.28 for financial year ending 306/2027

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

Ground Rent

Annual fee - £495. Reviewed 2032

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.

Lease Information

999 years from 1st June 2017

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage