





Rowleys Court, Sandhurst Street, Oadby

Offers in Excess of £110,000 Leasehold

Over 60s 2nd-floor Rowleys Court apartment in Oadby. Features bright lounge, fitted kitchen with appliances, double bedroom with wardrobes, shower room & lift access. Convenient for The Parade.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

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Communal Entrance & Hallway
A secure communal entrance door provides safe and convenient access into the well-maintained communal hallway. From here, residents have access to a welcoming communal recreation lounge, which opens directly onto the private communal gardens, complete with outdoor seating and furniture. A lift service provides convenient access to the second floor.

Entrance Hallway
A welcoming entrance hall featuring a useful built-in storage cupboard. It serves as a central hub of the home, providing direct access to the main lounge.

Reception Room
19' 2" x 10' 11" (5.83m x 3.34m)
(minimising to 2.54m) This light and airy reception room benefits from natural light flowing through the double-glazed window to the rear elevation. The room features an electric fire with surround and hearth, an electric wall heater, and a television point. Double doors open seamlessly into the adjacent fitted kitchen.





Fitted Kitchen
8' 8" x 6' 1" (2.64m x 1.85m)
Equipped with a range of fitted base and wall units finished with granite-effect rolled-edge laminated work surfaces incorporating a stainless steel sink drainer with mixer tap. Integrated appliances include an inset four-ring electric ceramic hob with extractor hood over and an integrated oven. Complete with ceramic tiled flooring and a double glazed window providing natural light.

Bedroom
14' 4" x 8' 11" (4.38m x 2.73m)
A well-proportioned double bedroom benefiting from dual-aspect double glazed windows to the rear and side elevations. Featuring practical built-in wardrobes with sliding mirrored doors, an electric wall-mounted heater, and a television point.

Shower Room
6' 11" x 5' 7" (2.10m x 1.71m)
Comprising a three-piece suite that includes a double shower tray with a sliding glass screen and shower over, a low-level WC, and a wash hand basin with built-in under-basin storage. Finished with tiled splashbacks and a heated wall-mounted towel rail.

Communal Garden

The property enjoys access to shared, neatly kept communal grounds surrounding the complex.

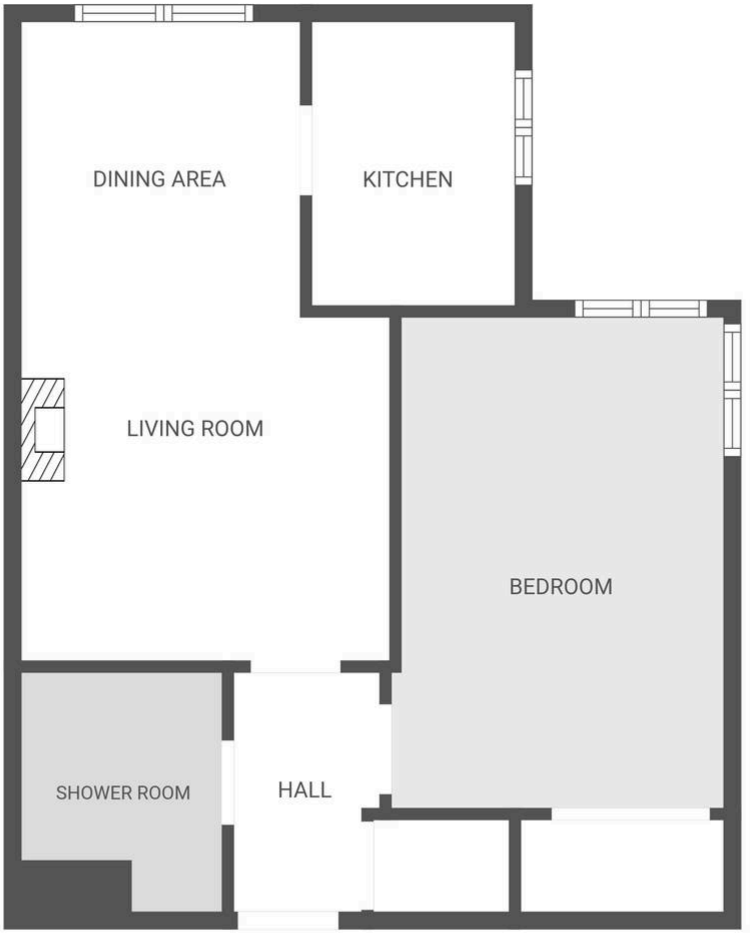
Parking

The property does not come with allocated car parking. However, the vendor has confirmed that prospective occupiers have the opportunity to lease a dedicated parking space directly through McCarthy & Stone for a nominal fee.

Leasehold Information

- **Lease Start Date:** 2011
- **Original Lease Term:** 125 years (approximately 110 years remaining)
- **Freeholder:** McCarthy & Stone
- **Managing Agent:** McCarthy & Stone
- **External Decoration:** The exterior of the building was last decorated in 2019.
- **Annual Ground Rent:** £495, payable in two half-yearly instalments and subject to annual review.
- **Annual Service Charge:** £2,588.00

Please note: All leasehold information has been provided by the seller and should be verified by the purchaser's solicitor during the conveyancing process.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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