Aston&Co
ESTATE & LETTING AGENTS

22 Rowleys Court Sandhurst Street

Oadby, Leicester, LE2 5AS

£125,000

1 1 1 B

No Upwards Chain! We are pleased to offer to the market this delightful and spacious one bedroom apartment, conveniently positioned on the first floor, with view overlooking beautiful communal garden space. The property comprises; entrance hallway with storage cupboards, lounge & kitchen space, one double bedroom with integrated sliding wardrobes and a modern fitted shower room

Set within the popular Rowleys Court development, exclusively for the over sixties, it benefits from the support of an on-site management team. The development has camera door entry and 24-hour emergency call systems if assistance is required.

The apartment boasts Economy 7 storage heaters throughout, Sky connection points to living area and security entry system.

- Chain Free Property
- One Bedroom First Floor Apartment
- Integrated Wardrobes in Bedroom
- Lift Access
- Modern Shower Room
- Security entry systems
- Landscaped Gardens & Homeowners' Lounge & Guest Suite
- Close to Oadby Parade
- Internet - Standard, Superfast & Ultrafast
- Council Tax A - EPC Rating - B

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.

Lounge

10'10" x 17'6 (3.30m x 5.33m)

Featuring a fireplace with electric fire, surround, mantle & hearth, two electric storage heaters, TV point, double glazed window and glazed doors to the:

Kitchen

5'9" x 9' (1.75m x 2.74m)

Fitted with a range of wall and base units with roll edge work surfaces, tiled splashbacks, single drainer sink, four ring electric hob, plumbing for washing machine, integrated freezer, tiled flooring and double glazed window.

Bedroom One

11'3" x 12'3" (3.43m x 3.73m)

There is a fitted wardrobe, electric storage heater and double glazed window.

Shower Room

5'3" x 6'1" (1.60m x 1.85m)

Fitted with a double shower cubicle, wash hand basin with storage below, WC, heated towel rail, extractor fan and partly tiled walls.

Car Parking Permits

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

Service Charge

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.

ANNAUL SERVICE CHARGE: £2,532.77 for financial year ending 31/03/2026.

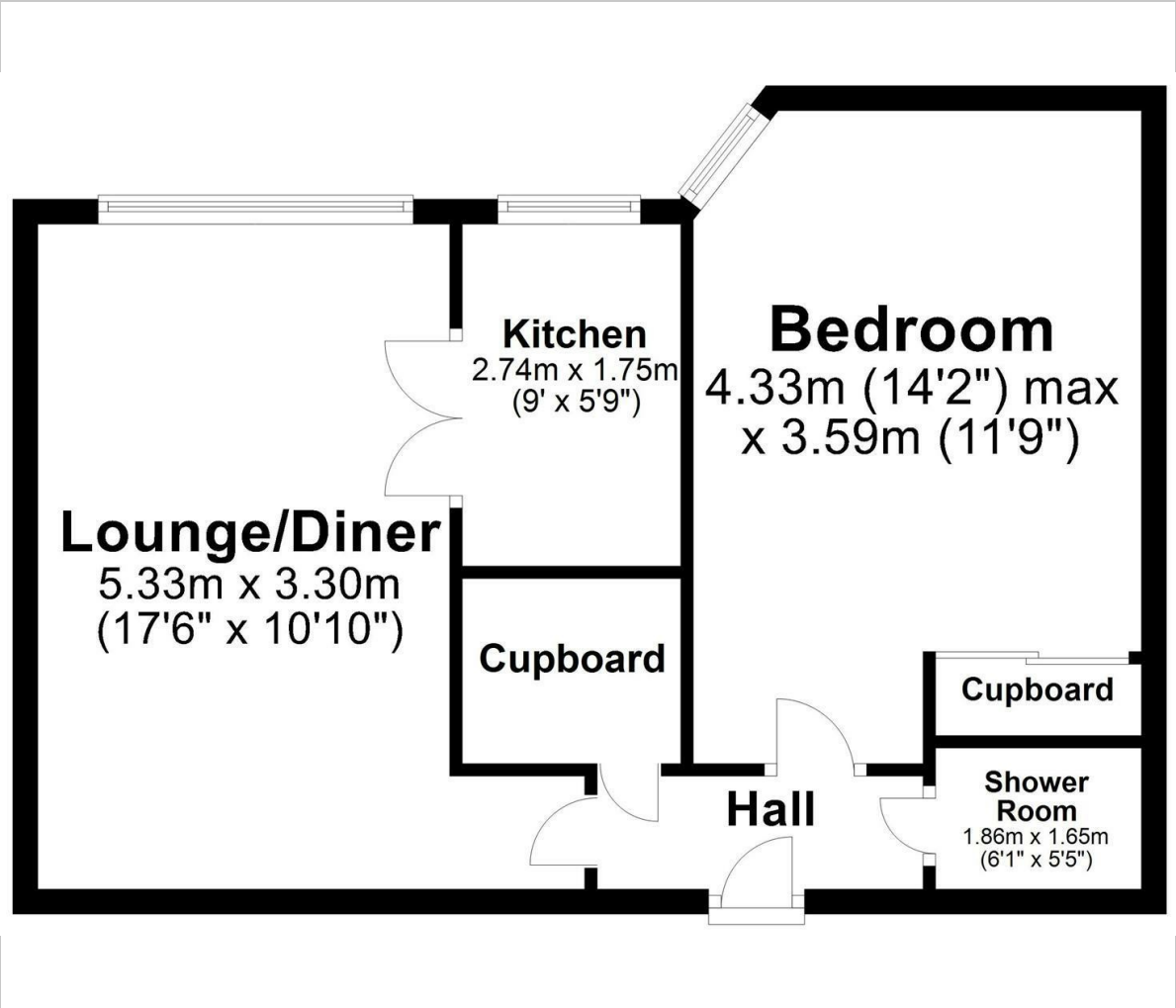
Lease Information

Lease Information - 125 years from 1st Jan 2011

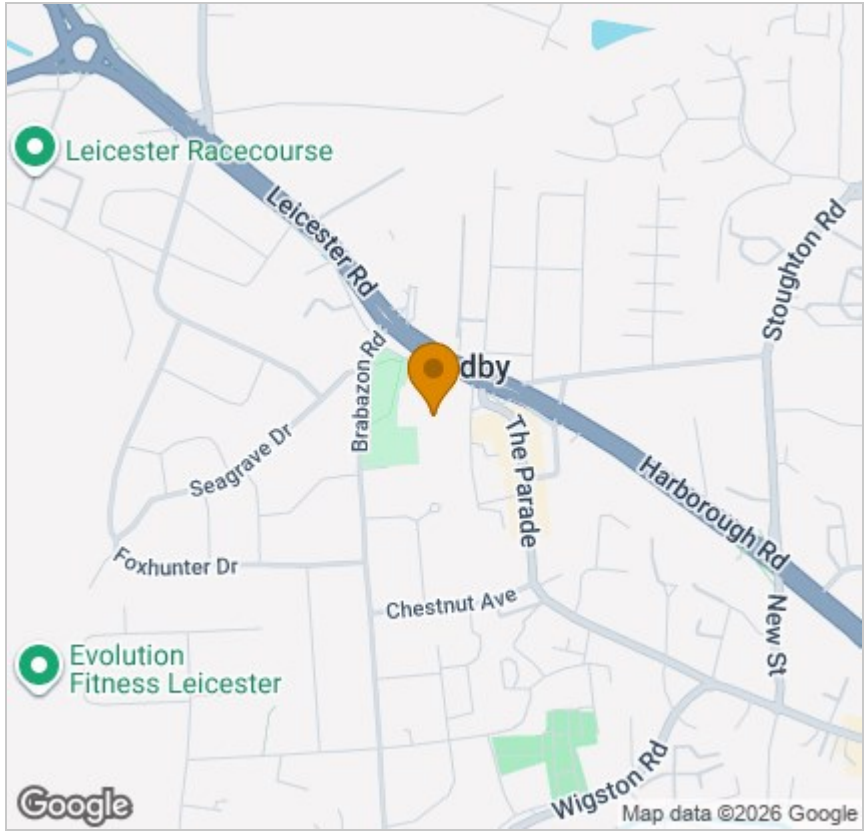
Valuation?

Are you looking to sell your own home? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Aston & Co on and one of the team will happily arrange an appointment.

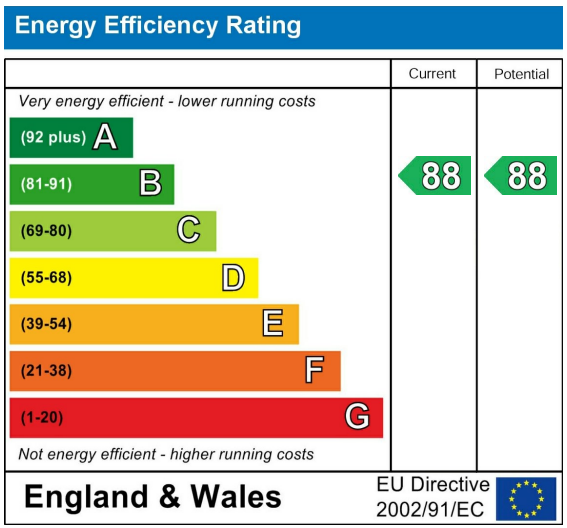
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: info@astonandco.co.uk https://astonandco.co.uk/