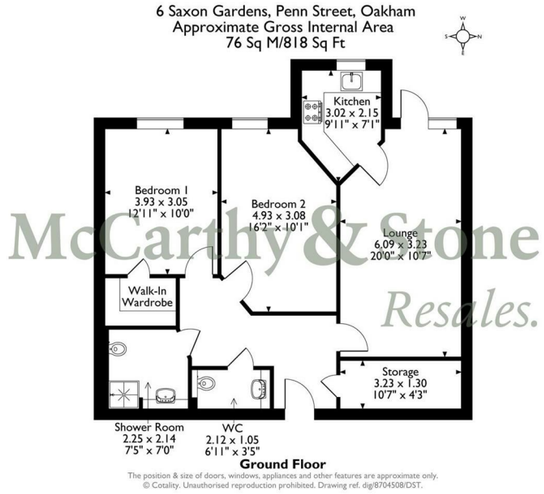
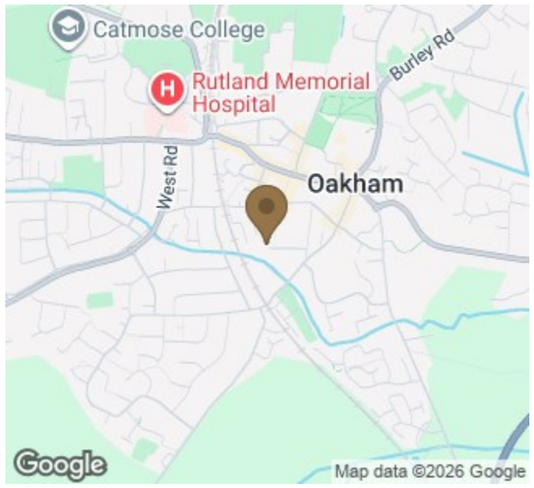
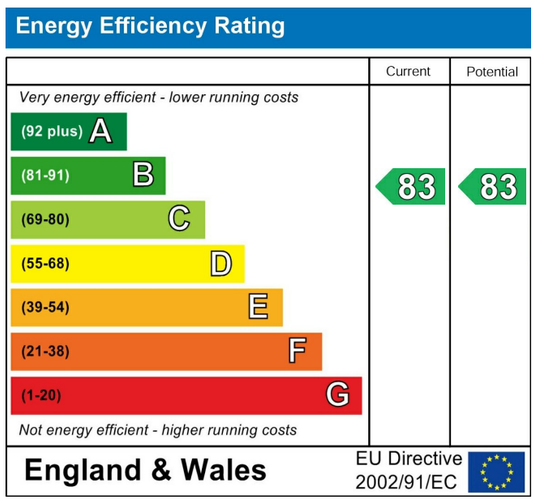
Excellent

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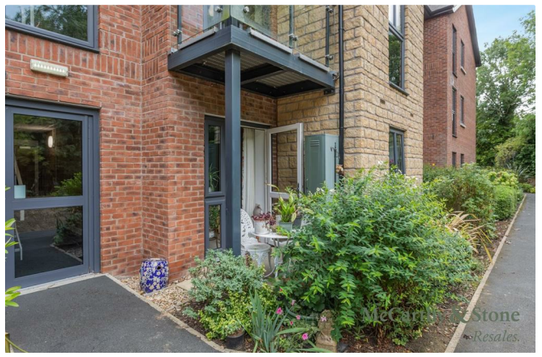


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The Property Ombudsman







6 Saxon Gardens

Penn Street, Oakham, LE15 6DF

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 6 Saxon Gardens could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £335,000
Leasehold

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

Why you'll love living here:

- Ground floor apartment with patio area enjoying garden views
- Two double bedrooms
- Shower room and guest cloakroom
- Access to Tesco supermarket opposite the main entrance
- Dedicated Estate Manager
- Bistro restaurant
- Residents lounge
- Landscaped gardens
- 24-hour emergency response
- Guest Suite

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

6 Saxon Gardens, Oakham

2 | 2 | Asking price £335,000

Saxon Gardens

Saxon Gardens is located in the attractive town of Oakham near Rutland Water. The complex features 29 one bed and 29 two bed apartments, designed exclusively for the over 70s. At the McCarthy & Stone Retirement Living PLUS development in Oakham, safety is ensured with modern technology. The apartment is fitted with a camera entry system, so you know exactly who is calling before permitting them access and an intruder alarm, as well as smoke detectors for your safety.
The high quality development and apartment has be designed with retirees in mind, allowing you to live independently with the peace of mind of having on site staff available 24 hours should you need them. Two lifts providing access to all floors.
Every resident at the McCarthy & Stone development can enjoy access to the entire complex, including landscaped gardens, a sociable Communal Lounge where you can meet your new neighbours, and an on-site bistro serving delicious meals daily.

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 Tesco supermarket only 250m away from the development, ideal for all the essentials.
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 well presented two-bedroom ground-floor apartment enjoys views across the landscaped gardens. French doors from the bright and spacious living room open directly onto a private walk-out patio, while the room provides ample space for both lounge and dining furniture. The apartment also benefits from a modern fitted kitchen with integrated appliances, two generous double bedrooms, principle bedroom with a walk-in-wardrobe,. A contemporary shower room with a low-level, full-width shower enclosure and separate guest cloakroom. Spacious storage cupboard is located from the hallway. A car parking space and the patio furniture is included.

Landscaped Gardens

One of the main social hubs of Saxon Gardens 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 Saxon Gardens and is where the majority of social gatherings take place. Regular activities include Movie, Music and Quiz nights, games afternoons.Visits from local historians and bands, church services, Saxon singing group and food themed events. 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:
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior 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 Estate Manager.

Service Charge: £13,309,00 per annum (up to financial year end 30/9/2027

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

Ground Rent

Annual Charge - £505.
Review date: 1st January 2034

Lease Information

999 Years from October 2019

Additional Services

• Fibre to the Cabinet Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

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.













