



5 Aigburth Lodge 21 Manor Road  
Oadby Leicester Leicestershire LE2 2LL

**NEWTON**FALLOWELL 



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Independent Living with total peace of mind. This superbly appointed 1 bedroom top floor apartment offers a rare opportunity to purchase an exceptional property for the over 55's, within a supported living environment. The apartment is situated within a stunning period building where many of the original features have been beautifully retained and restored. The property lies within a highly desirable residential area, conveniently situated close to Oadby Town centre and within easy commute of the City Centre/major road networks. This light and spacious accommodation comprises: Hall Living room Kitchen/diner Fully fitted kitchen with quality integrated appliances Shower room with level access shower Specialist flooring in kitchen and shower room to reduce slip hazards Raised power points 1 bedroom

£249,950 (Leasehold)





## Location

Aighburth Lodge is a select development of period retirement homes situated within a desirable residential area and close to Oadby Town Centre and Leicester City Centre.

## Specialist Design Features

\* Carpets throughout \* 24 Hour emergency call system, with pull cords and pendant facility \* Video door entry \* Raised power points \* Gas central heating, with low surface temperature radiators \* Shared gardens for outdoor enjoyment \* Optical door viewers \* Specialist flooring to wet areas to reduce slip hazards \* Level access showers

## Hall

Optical door viewers to front door with letter box Call point speech module Carpet - Cormar Appolo Beachcomer Wall paint - Dulux Diamond Matt Flax Raised power point 3 x ceiling light Smoke detectors linked to Fire Alarm Door bell chime Telephone point Store housing - washer/dryer - Zanussi ZKG7125

## Living Room 15' 2" x 18' 11" (4.62m x 5.76m)

1 x double glazed window Raised power points Low surface temperature radiators Audio/colour video entry Satellite TV point 2 x wall light 2 x ceiling light Smoke detectors linked to Fire Alarm

## Dining Area 14' 11" x 12' 10" (4.55m x 3.92m)

Raised power points Low surface temperature radiators 2 x ceiling light PVC double glazed window Smoke detectors linked to Fire Alarm

## Kitchen Area 8' 9" x 8' 8" (2.66m x 2.65m)

Stainless steel oven - Zanussi ZOB343 Ceramic hob - Zanussi ZEV6140NBA Dishwasher - Zanussi ZDT12011FA Fridge/freezer - Zanussi ZBB28441SA Stainless steel chimney hood 6 x spot ceiling light Power points Smoke detectors linked to Fire Alarm Wall tiling to splash back area - Porcelanosa - Techo Brick Napal

## Bedroom 15' 10" x 11' 5" (4.83m x 3.48m)

Timber double glazed window & 1 x PVC Velux Raised power points Satellite TV point Telephone point Smoke detectors linked to Sprinkler System Low surface temperature radiator

## Shower Room 7' 3" x 7' 9" (2.2m x 2.37m)

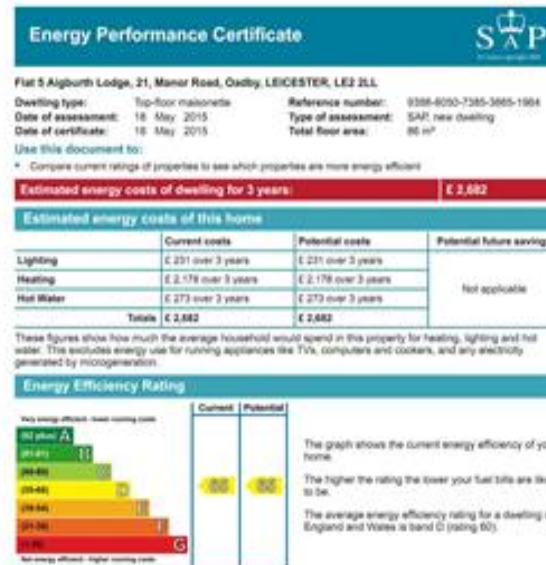
Shaving socket Electric heated towel rail Semi recessed wash hand basin with lever taps 458mm high toilet pan Thermostatic shower Pull cord Extractor fan Toilet roll holder 4 x spot ceiling lights Wall mirror Timber double glazed window

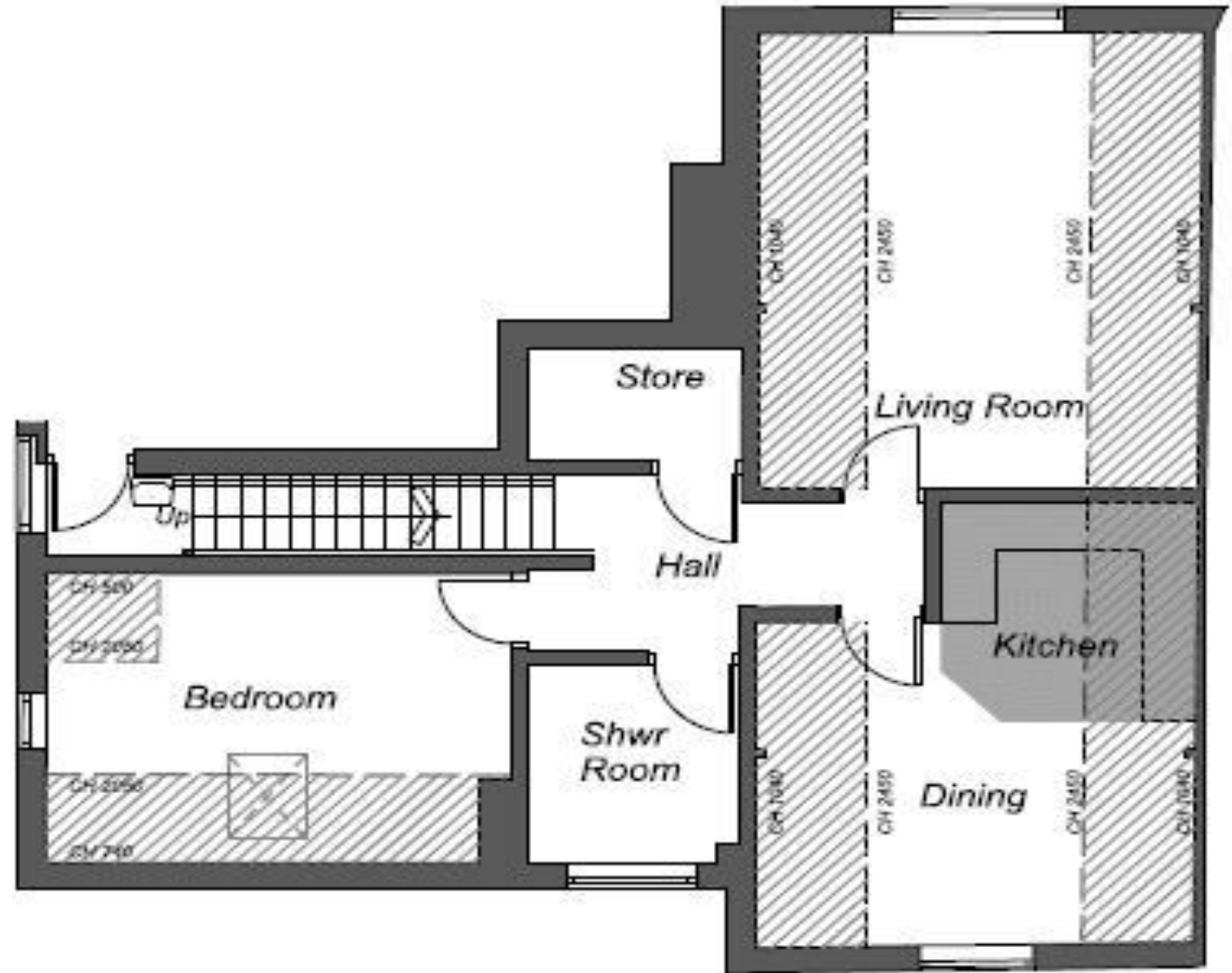
## Storage 7' 4" x 4' 6" (2.23m x 1.36m)

## Car parking provided

## Charges

Service charge £60.17 pw (reviewed in March each year) Ground rent £300.00 pa (reviewed every 5 years)





## SECOND FLOOR APARTMENT 5