



**14 Townsend Court High Street South, Rushden, Northamptonshire, NN10 0FR**



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## £139,950 Leasehold



**\*STAR BUY\*** An opportunity to acquire this rarely available, stunning, ground floor, two double bedroom McCarthy Stone apartment, with direct access out on to the superb communal gardens and direct access to the communal facilities. This is, in our humble opinion, the most favourably positioned apartment within this development and an early viewing is very recommended to appreciate the quality and space that this apartment provides. Townsend Court is an assisted living development of 69 modern, one and two bedroom luxury apartments, exclusively for the age group 60 years and over. No onward chain. (Our vendor clients are flexible on the given asking price and may also be open to contributing towards the first years service and maintenance charges). \*The service charges here mean a staff member is on site 24 hours a day. There is free tea and coffee provided, in the communal lounge, 24 hours a day. The communal gardens and communal areas are superbly maintained and regularly re-carpeted and redecorated. Cleaning of the apartment for one hour per week is provided. Free of charge usage of the communal laundry room. There are regular residents meetings, activities and social events. Full lunch service in the dining room 7 days a week, at a small supplement. Water usage is included - no extra charge. Energy efficient properties. Shops and amenities close by. Hall Park is adjacent\* **\*FOR PERSONAL REASONS, BEING ADVERTISED AT BELOW MARKET VALUE\***

- Large Master Bedroom With Fitted Wardrobes
- Second Double Bedroom With Fitted Warbrobes
  - Lounge / Dining Room
  - Kitchen With Fitted Appliances
- Spacious Bath / Wet Room / WC
  - No Onward Chain
  - \*360° walkthrough available\*
  - Superb Communal Gardens
    - Communal Parking
  - Energy Efficiency Rating - C79





## Townsend Court

Townsend Court is an Assisted Living development of 69 one and two bedroom apartments. Situated on High Street South less than one mile from the town centre and overlooks Hall Park grounds at the rear of the development.

Rushden benefits from a position close to the regions major road network and is within easy reach of the M1 and M6 motorways, giving access to larger towns such as Wellingborough and Northampton.

Residents of Townsend Court will be able to take advantage of an excellent bus service, which provides regular routes to local towns and villages, with a bus stop located only 100 yards away.

## McCarthy Stone

McCarthy Stone specialises in the construction of purpose built properties for the over 60's. This means that the features designed into our developments could be of particular interest to you. The process begins from the moment we plan the location of a new scheme, right through to the detail touches that provide practicality and ease of maintenance with the older homebuyer in mind.

## Safe & Secure With McCarthy Stone

A TV camera at the main entrance allows you to view visitors on your TV before deciding whether to let them in. You can even talk to them on the intercom and unlock the door without having to leave your apartment.

All McCarthy Stone developments also include an intruder and smoke alarm system in both individual apartments and the communal areas - all connected to Careline - you will never have felt safer or more secure.

## Key Features

Waitress Service Restaurant  
Function Room  
Residents' Lounge  
Conservatory  
Library  
Guest Suite  
Battery Car Store  
Laundry Room  
Lift  
Camera Entry System  
Staff On Site 24-hours  
Domestic Assistance  
Personal Care by Arrangement  
Bath and Separate Level Access Shower Area  
Communal Parking  
Superb Communal Gardens

## Leasehold Information

This property is leasehold.

We are advised by our Vendor client that the property was constructed in 2008 offered on a 125 year Lease at that time and therefore there are approximately 110 years remaining on the Lease.

## Service & Maintenance Charges

We are advised that the service charge is £10,304.77 per annum. This works out at £5,125.39 per 6 Months / £858.73 per calendar month / £198.17 per week / £28.23 per day.

Service & Maintenance Charges are payable by all residents at Townsend Court to "Your Life" Care & Management.

It covers the costs of items such as staff costs, emergency call system, external maintenance and redecoration of communal areas within the building, gardening, building insurance and water usage. Also, there is a weekly cleaning service and laundry facilities included within this service and maintenance charge.

All of this information regarding the lease, ground rent, service & maintenance charges etc will naturally need to be clarified by any potential Purchaser's Solicitors / Conveyancers before committing to legal exchange of contracts.

## Ground Rent

We are advised that the ground rent is £510.00 Per Annum, but is paid half yearly at £255.00 (£9.81 per week / £42.50 per calendar month)

## Contingency Fee

The leases and deeds of conditions of the apartments require the homeowners (sellers) to pay a service charge contingency fund contribution of 1% of the sale price or, where it is not a sale, the open market value, on certain transactions. These contributions supplement the service charge contingency fund which in turn has the benefit of reducing the annual service charge contingency fund contribution.

## Location

Townsend Court is situated on High Street South, close to the turning opposite into Crabb Street. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

D

## Energy Rating

Energy Efficiency Rating - C79

Certificate number - 9929-0200-6902-9710-1710

## Accommodation

### Communal Reception & Corridors

Providing access to all levels of the building. Door to number 34 at First Floor level, therefore providing level access to the residents restaurant, lounge, conservatory, etc.

### General

Apartment 14 is very well situated with dual aspect views over the superb communal gardens and with the door from the Lounge/Dining Room out onto a patio area. The apartment has double glazing and energy efficient electric slimline heaters, light fittings and fitted carpets. To the hall there is a mains connected smoke detector, illuminated light switches for the bathroom and bedrooms.

### Hall

A good size cupboard housing a modern hot water tank.

### Lounge / Dining Room 10'7" x 17'0" (3.22m x 5.18m)

Minimum measurement, plus door recess.

### Kitchen 6'8" x 9'11" (2.03m x 3.01m)

Built in fridge.

Built in freezer.

Built in electric oven & hob.

### Bedroom 1 13'3" x 9'6" (4.05m x 2.90m)

Minimum measurement, plus door recess, plus built in wardrobes.

### Bedroom 2 12'0" x 10'2" (3.67m x 3.10m)

Maximum measurement, plus built in wardrobes.

### Bath / Shower Room / WC

### Outside

### Communal Gardens

### Communal Parking

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

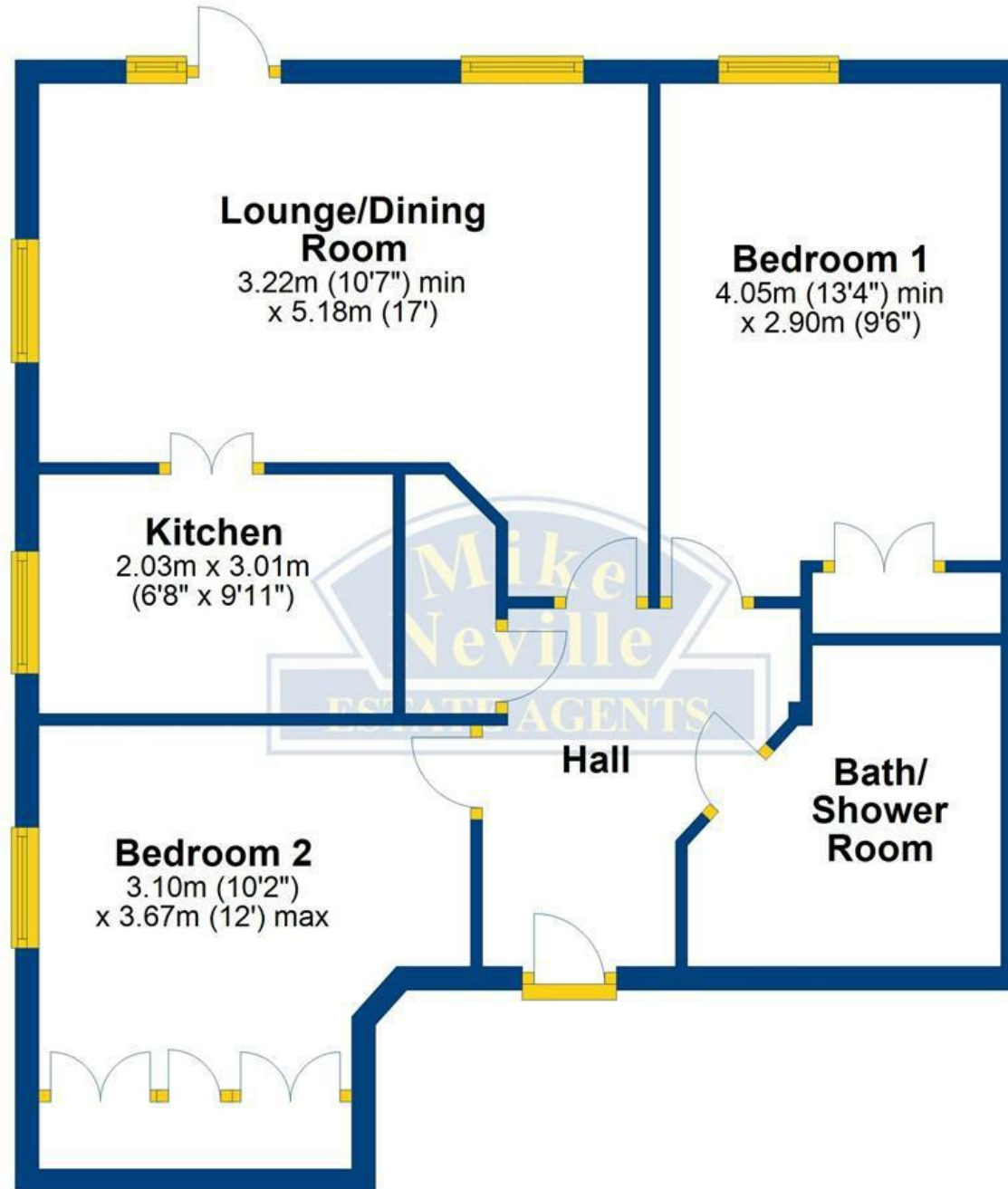
### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.



# Ground Floor

Approx. 65.9 sq. metres (709.6 sq. feet)



Total area: approx. 65.9 sq. metres (709.6 sq. feet)















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Rushden  
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