



**30 Townsend Court High Street South, Rushden  
Northamptonshire NN10 0FR  
£95,000 Leasehold**

Offered to the market with no chain is a sought after modern one bedroom apartment located on the ground floor of this popular over 60 years development. The apartment boasts a good size double bedroom with fitted wardrobe, large bathroom with wet room style shower, kitchen and a good size lounge/dining room. Townsend Court is an assisted living McCarthy Stone development, and benefits from a number of communal facilities to include a residents lounge, restaurant, conservatory, laundry room & scooter store. To arrange a viewing of the development and the apartment on offer, contact our office today.

- No Onward Chain
- Lift Access to all floors
- Bath / Wet Room / WC
- Energy Efficiency Rating - B86
- Age Range 60 Years and Over Only
- Looks out onto High Street South
- Communal Parking
- Communal areas including residents lounge, restaurant, laundry room, scooter store
- Double Bedroom
- Communal Gardens





### 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

C

### Energy Rating

Energy Efficiency Rating - B86

Certificate number - 2091-4913-6020-8106-5091

### 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 Introduction

"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
- Communal Refuse Room
- Lift
- Camera Entry System
- Staff On Site 24-hours
- Domestic Assistance
- Personal Care by Arrangement
- Bath and Separate Level Access Shower Area

### 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 111 years remaining on the Lease.

### Ground Rent

We are advised that the ground rent is £748.01 Per Annum. (Approximately £14.38 per week / £62.33 per calendar month).

The cost of the Ground Rent was reviewed in 2024, and is due to be reviewed again in 15 years (2039).

### Service & Maintenance Charges

We are advised that the service charge is £7,583.36 per annum. This works out at £3,791.68 per 6 Months / £631.95 per calendar month / £145.83 per week / £20.77 per day.

The cost of the service charge is due to be reviewed again in - to be advised.

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, 1 hour cleaning service or help with laundry facilities included within this service and maintenance charge.

One may also feel free to contact the managers office at Townsend Court on 01933 418 882 they will be happy to answer any questions regarding the development etc. They can also be contacted via email on [townsendcourt.estatemanager@yourlife.co.uk](mailto:townsendcourt.estatemanager@yourlife.co.uk)

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.

### 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.

### Accommodation

#### General

Apartment 30 can be found on the ground floor and 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 bathrooms and bedroom and a good size cupboard, housing the hot water tank.

#### Communal Reception Hall & Corridors

Providing access to all levels of the building via stairs and two communal lifts. Door to number 30.

#### Hall

Large storage cupboard housing hot water cylinder.

#### Lounge / Dining Room 24'8" x 10'0" (7.51m x 3.05m)

Maximum measurement.

#### Kitchen 5'8" x 7'7" (1.72m x 2.32m)

Minimum measurement, plus angled wall area.

- Built in fridge
- Built in freezer
- Built in oven, hob & extractor fan.
- Electric operated window.

#### Bedroom 17'9" x 10'2" (5.40m x 3.09m)

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

#### Bath / Shower / Wet Room / WC

A four piece suite with a wet room style flooring, with a floor level shower area, separate panelled bath, vanity wash hand basin and low flush wc.

#### Outside

#### Communal Parking

On a first come first serve basis.

#### Communal Gardens

Pleasant gardens to the side and rear of the development. Well stocked borders and rear patio areas.

#### 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

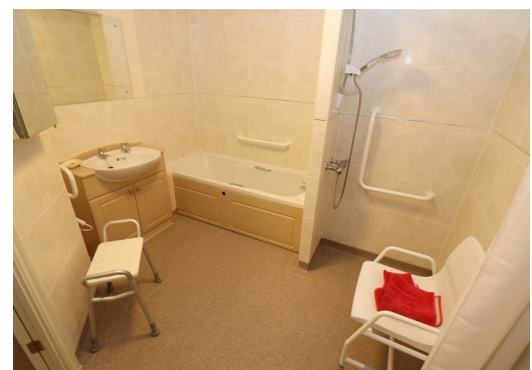
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

#### 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.





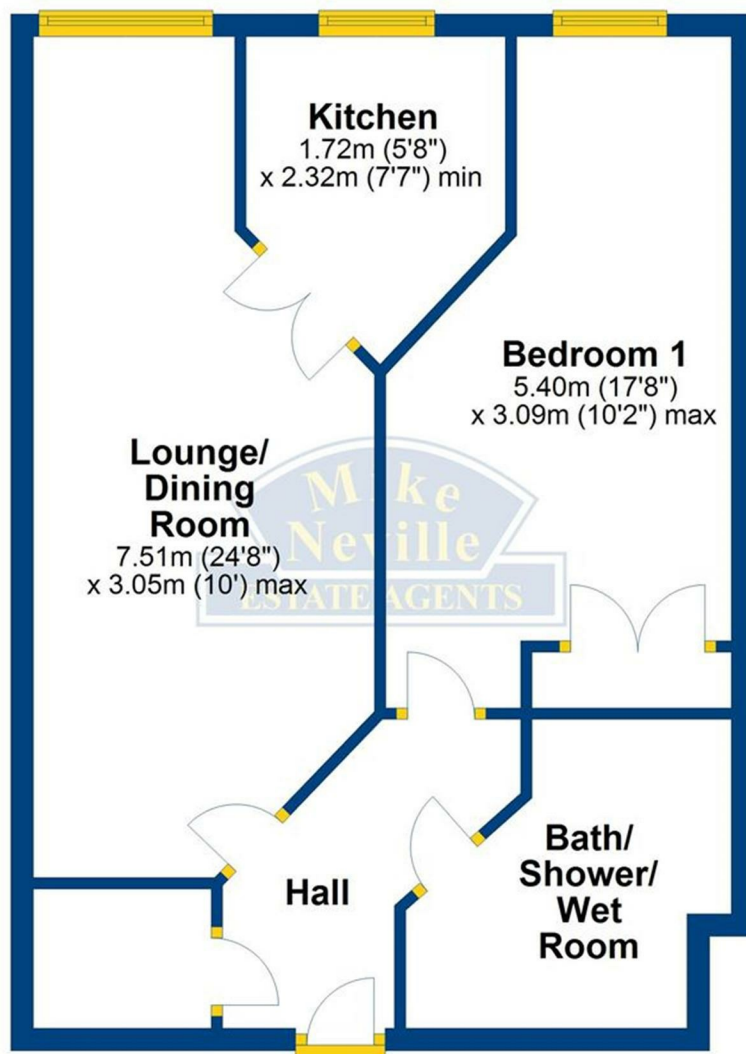






## Ground Floor

Approx. 54.8 sq. metres (590.1 sq. feet)



Total area: approx. 54.8 sq. metres (590.1 sq. feet)



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