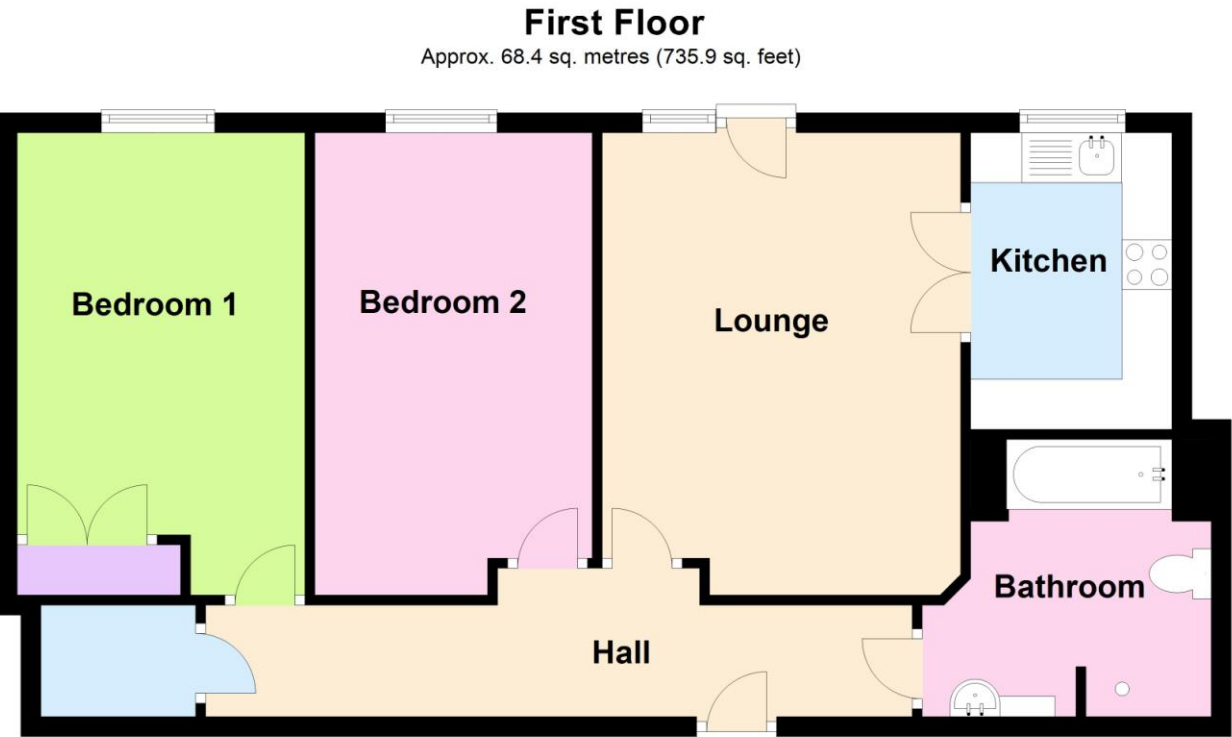


# Townsend Court High Street South

richard james

www.richardjames.net



Total area: approx. 68.4 sq. metres (735.9 sq. feet)



## Townsend Court Rushden NN10 0FR Leasehold Price £100,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

**Wellingborough Office** ☐  
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office** ☐  
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office** ☐  
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Offered to the market with no upward chain is this spacious first floor two bedroomed apartment built by McCarthy & Stone for the over 60's only. The property backs on to Hall Park and is conveniently situated within walking distance of the town centre. Further benefits include communal off road parking, built-in kitchen appliances, built-in wardrobes to the main bedroom, spacious wetroom, uPVC double glazing and energy efficient electric heating. There is also a residents restaurant, lounge and laundry facilities. The accommodation briefly comprises communal hallway, entrance hall, two bedrooms, wetroom/bathroom, living room and kitchen.**

Townsend Court is located within the historic Northamptonshire town of Rushden. Situated on the edge of Hall Park, the development is a short distance to a Sainsburys Local supermarket and within one mile from the town centre with its wide range of shops and amenities providing all that is required for daily life. For those wanting to travel further afield, Rushden is well placed for the region's major road network and has an excellent bus service to surrounding towns and villages.

Townsend Court offers security, independence and comfort. Staff are on site 24- hours a day and an emergency call system links the apartment to the Estate Manager 24 hours a day, 365 days a year. Residents benefit from one hour's domestic assistance included within their service charge.

There are two lifts, a laundry room, a guest suite with en-suite facilities for when friends and family come to stay, a waitress serviced restaurant offering a subsidised three course lunch every day and a residents' lounge with direct access from the conservatory onto a terrace and seating area overlooking the landscaped grounds. There is car parking and a battery scooter store with charging points and direct access into the building.

\* Waitress service restaurant \* 24-hour on-site staffing \* Domestic assistance \* Full wheelchair accessibility \* Residents' lounge \* Function room with computer \* Mobility scooter charge point and store \* Car parking \* Guest suite \* Two lifts \* Laundry room \* Landscaped gardens \* 24-hour Careline emergency call system in apartments and communal areas \* Security entry system \* Fire detection equipment \*

Enter via front door to:

**Hallway**

Airing cupboard housing hot water cylinder, electric heater, security intercom, doors to:

**Lounge**

15' 2" x 11' 9" (4.62m x 3.58m)

Juliette balcony to side aspect, electric heating, double doors to:

**Kitchen**

9' 9" x 6' 6" (2.97m x 1.98m)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in oven and hob with extractor hood over, tiled splash backs, built-in fridge and freezer, window to side aspect.

**Bedroom One**

15' 4" x 9' 5" (4.67m x 2.87m)

Window to side aspect, electric heater, built-in double wardrobe.

**Bedroom Two**

15' 3" x 9' 1" (4.65m x 2.77m)

Window to side aspect, electric heater.

**Bathroom**

Comprising low flush W.C., vanity sink unit, panelled bath, electric shower, heated towel rail, wall mounted electric heater.

**Outside**

There are communal gardens to the rear and a communal car park.

**N.B.**

We understand this is a Leasehold apartment with a 125 year lease from 2008.

The ground rent is £877.00 per annum.

The service and maintenance charge is approx. £906.00 per calendar month (£10,872 per annum). It covers the costs of items such as staff costs, emergency call system, water charges, external maintenance and redecoration of communal areas within the building, gardening and building insurance. These details should be confirmed by your legal representative, prior to exchange of contracts.

**Energy Performance Rating**

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

**Council Tax**

We understand the council tax is band D (£2,369 per annum. Charges for 2025/26).

**Agents Note**

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

**Conveyancing**

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

**Offers**

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

**Money Laundering Regulations 2017 & Proceeds of Crime Act 2002**

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

**General Data Protection Regulations 2018**

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

**Mortgages**

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

