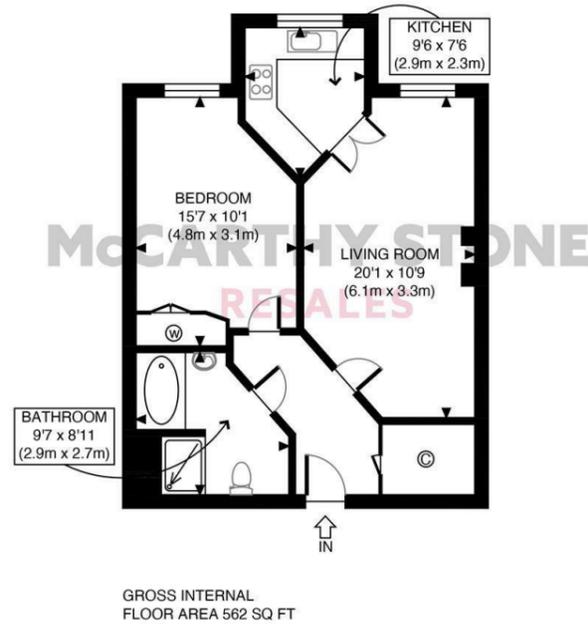


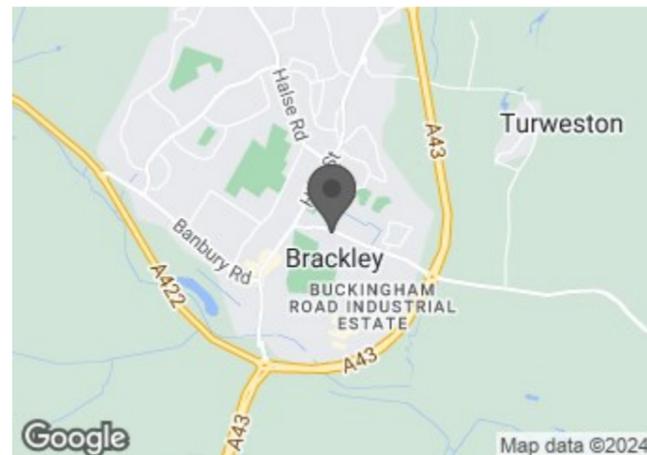
# McCARTHY STONE RESALES

## 39 ST RUMBOLDS COURT BUCKINGHAM ROAD, BRACKLEY, NN13 7BF



APPROX. GROSS INTERNAL FLOOR AREA 562 SQ FT / 52 SQM	St. Rumbolds Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 15/06/22
	photoplan

**COUNCIL TAX BAND: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



# McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Fabulous one bedroom MCCARTHY STONE retirement apartment OVERLOOKING THE IDYLIC COMMUNAL GARDENS. The apartment is RECENTLY DECORATED and has had new carpets fitted. Modern kitchen, double bedroom and a contemporary bath/wet room completes this lovely apartment. The development has EXCELLENT COMMUNAL FACILITIES including an on-site restaurant, landscaped gardens, function room and communal lounge where SOCIAL EVENTS take place.

**PRICE REDUCTION**

**ASKING PRICE £119,950 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# ST RUMBOLDS COURT, BUCKINGHAM

# 1 BEDROOMS £119,950

## ST RUMBOLDS COURT

This picturesque development, St Rumbolds Court, has been built by McCarthy & Stone and is purposely designed to provide suitable surroundings to live a independent retirement. Situated on the outskirts of the pretty market town of Brackley, you have the best of both worlds as it's away from the noise of the main roads, yet within easy reach of road links. Brackley offers a variety of supermarkets, including Waitrose, Sainsbury's and Tesco and independent shops, bars and restaurants. There's plenty to explore further afield, Oxford, Milton Keynes and Northampton are within easy reach. You can enjoy a day out at either Towcester race course or home of F1, Silverstone, just a short drive away.

The Estate Manager and team are on hand to manage the day to day running of the development and attend to any queries you may have. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in communal areas and apartments.

For added convenience there is an onsite table service restaurant with freshly cooked meals served daily. The development boasts landscaped gardens and a communal lounge, fitted with audio visual equipment and WiFi, is a superb venue for socialising with friends and family. Lifts to all floors and on site laundry room. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

## APARTMENT OVERVIEW

A bright and spacious apartment, situated in at the end of the corridor, providing a peaceful location. The lounge boasts a lovely view of the communal gardens and has

enough space for a dining table. The modern kitchen has built in appliances, the double bedroom has bespoke fitted wardrobes in addition to the standard wardrobes, providing plenty of storage space and the bathroom has a level entry shower cubicle as well as a separate bath. The apartment has recently been redecorated with a new boiler with a five year warranty and new carpets. This apartment has no other apartment above it.

## ENTRANCE HALL

Front door with spy hole leads into the entrance hall. Door to walk in airing/storage cupboard. Wall mounted emergency intercom and security door entry system. Emergency pull-cord. Other doors leading to bath/wet room, bedroom and living room.

## LIVING ROOM

Bright and spacious living room with views overlooking the developments tremendous communal gardens. The room provides ample space for dining, ideal positioned in front of the window.

## KITCHEN

Modern fitted kitchen with a range of base and wall cupboards and drawers with a modern roll top work surface tiling over. Integrated fridge and freezer. Easy access mid level oven. Four ringed hob with extractor hood above. Electrically operated double glazed window positioned above the single drainer sink unit with mixer tap. Ceiling lights.

## BEDROOM

A bright and spacious bedroom with a double glazed garden facing window. Bespoke built-in wardrobes. Central light fitting. TV and telephone points. Power points, static emergency call point.

## BATH/WET ROOM

A purpose built wet room, with non slip safety flooring, equipped with vanity unit with inset wash hand basin, fitted mirror and shaver point, WC, bath, separate shower, wall mounted heated towel rail, static emergency pull cord.

## GROUND RENT

Ground rent: £435 per annum

Ground rent review: 1st June 2023

## SERVICE CHARGE

- 24-Hour on-site staffing
- One hour weekly domestic assistance
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge: £7,743.00 per annum (up to financial year end 31/08/2024).

## LEASE INFO.

Lease: 125 years from 1st June 2008

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

