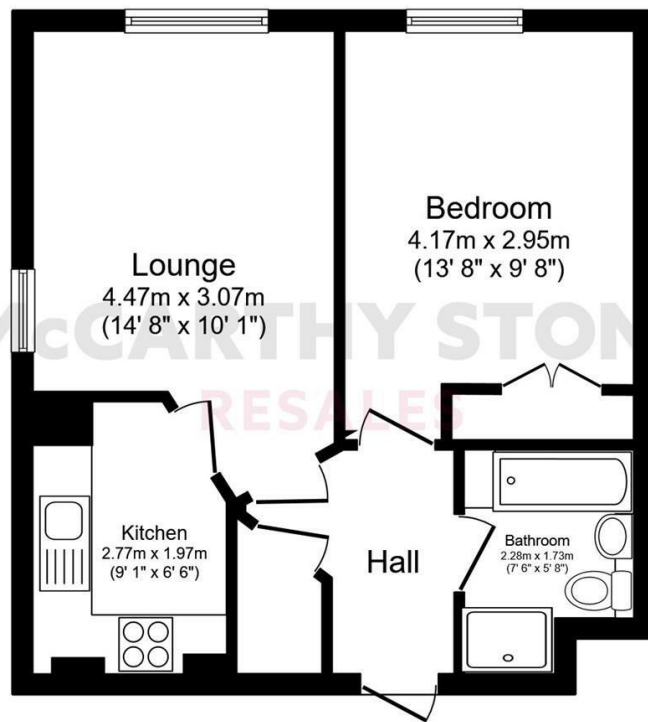


# McCARTHY STONE RESALES

## 32 TOWNSEND COURT HIGH STREET SOUTH, RUSHDEN, NN10 0FR



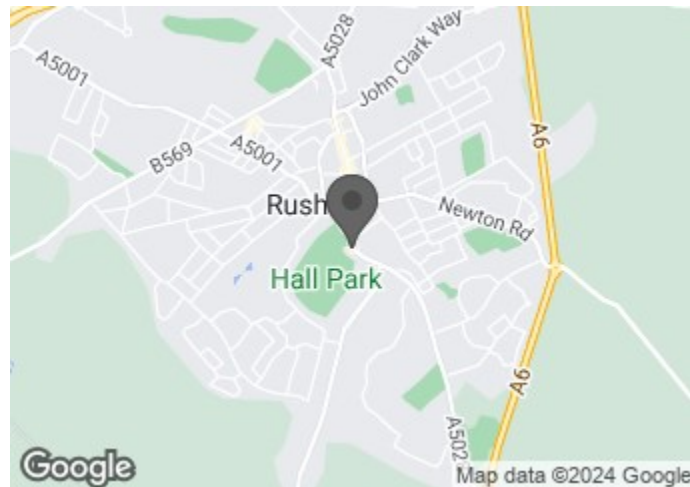
Total floor area 39.5 m<sup>2</sup> (425 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### 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>			
(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			
		<b>83</b>	<b>86</b>



A beautiful one bedroom retirement apartment for the over 70's, boasting a DUAL ASPECT living room, purpose built WET ROOM and DOUBLE BEDROOM with BUILT IN WARDROBE.

**ASKING PRICE £120,000 LEASEHOLD**

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

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

# McCARTHY STONE RESALES

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# TOWNSEND COURT, HIGH STREET SOUTH, RUSHDEN, NORTHAMPTONSHIRE, NN10

## 1 BED TOWNSEND COURT

Townsend Court is a McCarthy & Stone Retirement development and consists of 69 one and two bedroom apartments. Located on High Street South less than one mile from Rushden town centre. Townsend Court boasts a large conservatory, library and south facing garden, and Rushden Hall Park right next door with 32 acres of beautiful parkland open to the public.

Situated only 100 yards away from the bus stop, homeowners benefit from an excellent bus service, providing regular routes to local towns and villages such as Olney Village and further afield.

An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour domestic assistance per week.

For your reassurance the development has secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom.

The development has a homeowners' lounge which is a superb venue for socialising with friends and family.

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) which has an en-suite shower room, tea and coffee making facilities and a TV.

For added convenience there is an onsite table service restaurant with freshly cooked meals provided everyday.

### LOCAL AREA

Townsend Court is located in the heart of Rushden Town Centre and offers a wealth of independent businesses as well as well-known high street brands within an attractive late Victorian/Edwardian setting, an enduring reminder of Rushden's rise to prominence as a 'boot and shoe' town. Sainsbury's supermarket is nearby.

Rushden Lakes is in easy reach and offers an exciting new dimension to the existing town providing 30 acres of high quality

shopping, restaurants, 12-screen cinema, and incorporates 214 acres of lakes for leisure activities - an area of outstanding natural beauty for everyone to explore and enjoy.

Rushden is centrally located on the A6 between Bedford and Kettering. The county of Bedfordshire borders the town to the south whilst to the north lies the River Nene and the stunning landscapes and world-class wildlife of the Nene Valley.

Convenient road links via the A45 connect Rushden to the neighbouring towns of Wellingborough (4 miles) and Northampton (16 miles) and the M1 motorway westbound. The A14, the M1/M6 (North) and A1 are also within easy reach. Peterborough (30 miles), Milton Keynes (23 miles), Cambridge (44 miles) and the East coast are also easily accessible.

Rushden is also well placed for train and airport links.

### ENTRANCE HALL

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response system is located within the hall. Smoke detector and apartment security door entry system with intercom. Wall mounted thermostat. Doors lead to the lounge, bedroom, and bathroom.

### LOUNGE

A bright and airy lounge boasting a dual aspect, provides ample room for dining, ideally positioned next to the large window. TV & Telephone point, two ceiling light points and a range of raised height power sockets. Door opens to the separate kitchen.

### KITCHEN

Fitted kitchen has a range of fitted wall and base, cupboards, and drawers. The extended roll edge work surfaces are finished with a tiled splash back. Stainless steel sink unit with mixer tap, built in electric oven and electric ceramic hob with extractor hood. Integrated under counter fridge & freezer. Double glazed window, anti-slip flooring.

### BEDROOM

Double bedroom benefitting from a built in wardrobe with double doors. TV & Telephone point, central light point and a range of raised height power sockets. Emergency pull-cord.

## 1 BED | £120,000

### BATHROOM

Purpose built wet room comprising; low level bath with support rail and separate walk in shower unit with grab rails and fitted curtain, vanity unit wash hand basin and fitted mirror above, ceiling light, emergency pull-cord, and heated towel rail.

### SERVICE CHARGE INCLUDES

- 1 hours domestic assistance per week
- 24/7 onsite staffing
- Onsite Bistro
- Water rates for communal areas and apartments
- Cleaning of communal windows
- 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: £7,583.36 per annum (up to financial year end 30/09/2024)

### CAR PARKING

The parking is based on a first come first served basis.

### LEASE INFORMATION

Lease : 125 years from 1st June 2008

Ground rent: £748.01 per annum.

Ground rent review: 1st June 2038

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

### ADDITIONAL INFORMATION & SERVICES

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

