



Total floor area 68.2 m² (734 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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12 Rosebud Court

Westfield Road, Wellingborough, NN8 3FP



Asking price £269,950 Leasehold

SUPERBLY PRESENTED two bedroom, ground floor retirement apartment for the over 60's. Spacious living room with a PATIO enjoying GARDEN VIEWS. Modern kitchen with BUILT IN APPLIANCES, master bedroom with WALK-IN WARDROBE, CONTEMPORARY SHOWER ROOM and an ALLOCATED CAR PARKING SPACE completes this stunning apartment. The development offers excellent COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

Rosebud Court, Westfield Road, Wellingborough

Apartment Overview

Magnificent ground floor apartment situated at the corner of the development with easy access to the communal lounge where social activities take place. The bright and spacious, dual aspect living room leads to a patio area enjoying views of the gardens. The modern kitchen has built in appliances. Two double bedrooms, the master with a built-in wardrobe and a contemporary shower room completes this stunning apartment. The apartment has an allocated car parking space in the private car park.

Rosebud Court

This stunning development has been designed to seamlessly fit with the local architecture. Located on Westfield Road, the development is situated within easy reach of Wellingborough's many shops, cafes, local amenities and excellent transport links. Our development has everything you need to get on with a full and active life. There's a homeowners' lounge and beautiful gardens, where you can enjoy the company of friends and family. There's even a guest suite, complete with TV and tea and coffee making facilities, so you can invite your friends and family to come and stay. Should you need assistance day or night we have installed a system that operates through a pendant and can summon help whenever you need it. If you have a mobility buggy, we have a dedicated room within the development to enable you to charge your buggy.

Local Area

The town of Wellingborough dates back to medieval times and has now become a thriving small town in the heart of the picturesque East Midlands. With a bustling town centre that features a good selection of shops including Morrisons, WHSmith, Boots and Costa Coffee. Wellingborough is located just 10 miles East of Northampton and offers a good network of bus services around the town and further afield. Just a short drive or bus ride away you will find Rushden Lakes a great day out. Offering a wide range of High Street brands including a M&S and food hall, a Cinema, coffee shops and restaurants or just enjoy a walk around the lake. For day trips and weekends away Midland Railway offers regular services to London St Pancras, departing every 30 minutes as well as connections to Bedford, Luton, Kettering, Corby, Leicestershire, Nottingham, Derby, Sheffield and Leeds.

Entrance Hall

Solid wood door with spy hole and letter box leads to the spacious hall. Security entry system speech module. Large storage/airing cupboard Double doors opening onto a utility cupboard housing a washer/drier and shelving. Wood effect 'Forza Floyd' vinyl flooring. LED ceiling spotlights. Doors leading to living room, bedrooms and shower room.

Living Room

Bright and airy, dual aspect living room benefitting from a full height double glazed window and door with fitted blinds and curtains, leads to a patio area, overlooking the gardens. A double glazed window with a fitted blind to the side elevation. Electric fire and surround provides a great focal point. Raised sockets, Sky/TV connectivity, telephone points. Ceiling light, fitted carpets.

Kitchen

Modern fitted kitchen with a range of high gloss wall and base units and pan drawers with a roll top work surface over. Integrated fridge/freezer and dishwasher. Built in electric oven and space over for a microwave. Four ringed ceramic hob with extractor hood over. Stainless steel sink unit sits beneath a large double glazed window. Ceiling spotlights, under cupboard lighting, wood effect 'Karndean' flooring.

Master Bedroom

Spacious bedroom with a double glazed window overlooking the garden, with fitted blind and curtains, enjoying garden views. Walk-in wardrobe providing ample hanging rails and storage. Ceiling light fitting, fitted carpets. Electric heater. TV and telephone point.

Bedroom Two

Double room which would also be perfect for use as a dining room or study. Built in bookcase. Double glazed window, electric heater, fitted carpets.

Shower Room

Modern suite comprising of a low level entry shower cubicle with grab rails and curtain. Raised WC with concealed cistern. Vanity unit with wash hand basin with illuminated, mirror above. Wall mounted heated towel rail, ceiling spotlights, ceramic floor tiles.

2 bed | £269,950

Allocated Parking

This apartment has an allocated car parking space directly outside the development entrance within the private car park

Service Charge (breakdown)

- 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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,745.20 for financial year end 31/03/2025.

Lease Information

999 years from the 1st June 2018.

Ground Rent

Annual fee - £495.

Review January 2033

Additional Services & Information

- ** Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living cost's.
- ** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

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

