

“Retire in Style”



**HENDERSON
CONNELLAN**
ESTATE AGENTS



Rosebud Court,
Wellingborough,
NN8 3FP

“Retire in Style”

Nestled into the popular Rosebud Court, built by McCarthy & Stone in 2018, this two bedroom retirement Apartment features a high quality stylish finish, a desirable south-west facing aspect from the windows, beautifully presented communal spaces and lift access for convenience.





Property Highlights

Located on Westfield Road, an established road in Wellingborough with convenient access by car to the A509 and A45 which are close to the M1 and A14. Rushden Lakes is just a 15-minute drive away and Wellingborough Train Station is just over 1.5 miles away boasting an excellent rail link into London. There are two convenience stores just a short walk away and the Morrison's supermarket is around 750m.

Rosebud Court is a stylish and well-renowned development of McCarthy Stone retirement apartments with energy efficient heating, convenient lift access to all floors, gorgeous communal gardens, communal entertaining areas, a guest suite (available on request), secure video intercom entry systems, an in-house manager and thoughtfully designed apartments making for a luxurious and comfortable home, with a wonderful community feel.

The Property is located on the first floor and entrance through the solid timber front door leads into the generous Entrance Hall with solid timber doors to the accommodation, LED downlights and a video intercom entry system together with a 24-hour emergency call system offering permanent peace of mind.

Well-proportioned Living/Dining Room benefitting from a glazed door with a sidelight window opening onto the Juliet balcony that overlooks the communal gardens. The South-West facing aspect of the door and window provides an abundance of natural light into the room and there is ample space for furniture, plenty of sockets, a satellite plug for Sky and Sky+, and an aerial for terrestrial TV.

Modern Kitchen, attractively finished with ceramic tiled flooring, a kickboard heater, under counter lighting and a fitted kitchen to include eye and base level units, roll top work surfaces, a stainless steel sink and draining board, and integrated appliances to include a dishwasher, a fridge/freezer, a high-level oven and a four ring electric hob with an extractor hood.

Two double Bedrooms, both with a pleasant outlook over the communal gardens and the South-West facing aspect. The Principal Bedroom benefits from a unique corner orientation and boasts generous mirrored sliding wardrobes.

Contemporary Shower Room featuring an attractive tiled floor, tiled splashbacks, LED downlights, a chrome heated towel radiator, and a three piece 'Roca' suite to include a low-level WC with a concealed cistern, a wash hand basin built into a useful storage unit, and an oversized shower enclosure with a low-threshold and a thermostatic shower.

Separate Utility Cupboard featuring additional storage space and housing the 'Pulsa Coil' electric hot water heater, the Vent-Axia fresh air ventilation system, and space and plumbing for the combination washing machine/dryer (included in sale).

Electric heating from the 'Dimplex' panel heaters whilst also benefitting from a 'Vent-Axia' passive heat recovery ventilation system. The ventilation system provides ventilation or provision of fresh air into the apartment whilst extracting the stale air, or moist air from the shower room or kitchen.

There is a Guest Suite on site, which is ideal if you have friends or family who wish to stay without having to worry about the hassle, preparation and clearing up that having house guests normally entails. The Guest Suite offers two single beds and an en suite Shower Room. There is a modest nightly charge for the Guest Suite (which offsets costs in the annual service charge) and you must book in advance with the House Manager (ask for more information on the costs).

Leasehold property with a 999 year commencing 1st January 2018. Annual service charge for the 2024/2025 financial year £3745.20 or £312.10 pcm (reviewed annually). Ground Rent payment of £495 per annum, reviewed every 15 years.

Service charge includes the House Manager and associated costs, communal services including electricity heating lighting and power to communal areas, water rates for apartment and communal areas, repairs and maintenance to internal and external areas including lifts, all grounds maintenance, window cleaning, communal cleaning, water, 24 hour emergency call system, buildings insurance a contingency fund including all communal redecoration and all professional service and management costs.

Costs remaining for the flat owner are typically only those of Council tax (Band B) , electricity and TV.

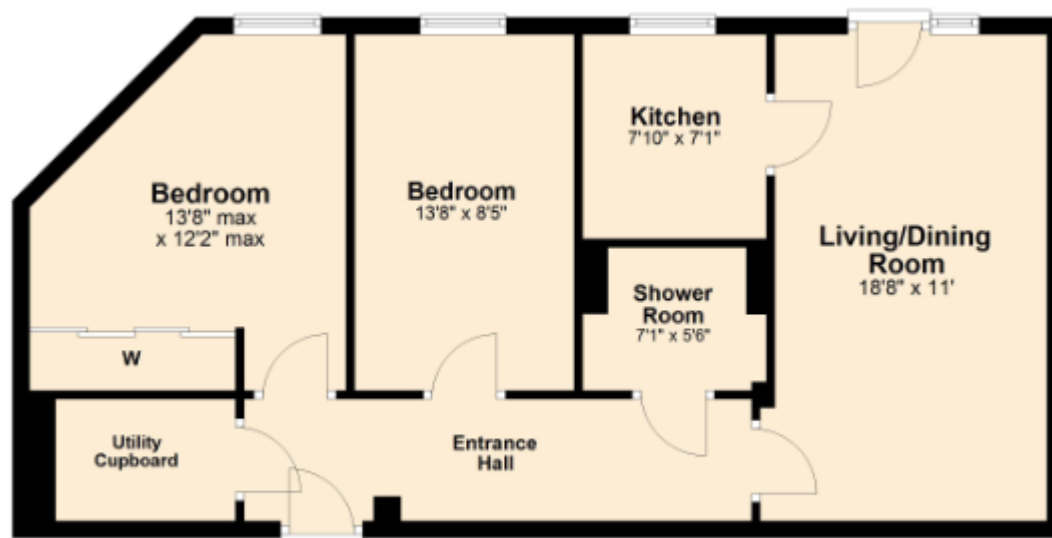


Communal Spaces

There is a secure video intercom system that allows convenient access for guests and as you enter the building there are immaculately presented hallways and staircases, whilst a lift provides level access to all floors. In addition to this there is a Homeowners Lounge which provides a great space to meet with your neighbours to make new friends with facilities for tea, coffee and entertaining. Regular activities are organised by the residents throughout the year. In addition, availability of Wi-Fi means you can always come here to relax with your laptop or tablet. If you have mobility buggy, there is a dedicated room within the development to enable you to store and charge your buggy (availability and arrangements to be made through the House Manager).

To the side of the building secure electric gates lead into the car park and although there is no car parking space for this Property, there are often spaces available for purchase/rent (arrangements agreed through the House Manager).

The landscaped Gardens are designed to be enjoyed by everyone and are maintained regularly ensuring that the garden is a remains beautiful all year round, with an array of mature planted areas and various areas to sit and enjoy the outside space.



Total Area Measurements (Approx.)

Total - 734.10 sqft / 68.20 sqm

Communal Garden



Communal Lounge



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.