



Rosebud Court

Exclusive retirement apartments in Wellingborough





Beautiful gardens - Loved by you, maintained by us





Welcome to Rosebud Court

McCarthy & Stone is proud to introduce Rosebud Court, an impressive new development of 45 beautiful one and two bedroom apartments in the heart of Wellingborough.

Our stunning new development has been meticulously 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.

Each apartment at Rosebud Court is luxuriously specified and there is a choice of apartment designs over three floors with some apartments offering views of the beautiful gardens and some with patios or Juliet balconies, so you can enjoy the outdoors from your own living room.

We're incredibly proud to have been awarded a 5 star rating in customer satisfaction, as voted for by our homeowners via the House Builders Federation (HBF) survey. With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.







Life in Wellingborough

The historic 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 a convenient place to live. For days out with friends and family there is also a great selection of cafes, restaurants and local boutiques.

Wellingborough is located just 10 miles East of Northampton and offers a good network of bus services around the town and further afield. 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.

With everything you need on your doorstep, and with easy access into the heart of Kettering or Northampton, Rosebud Court in Wellingborough is the perfect place to enjoy your retirement.



All Hallows Church



Local amenities



Life made easier

Retirement Living takes the stress out of being a homeowner

You'll feel at home in your beautiful new apartment at Rosebud Court in next to no time. It's easy to relax knowing there's a House Manager on hand during week days - a friendly face who'll be around to offer you help and support.

Best of all, you'll have no worries about external maintenance, window cleaning or energy costs for communal areas, we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the beautifully landscaped gardens, you can sit back and enjoy them without having to lift a finger.





Homeowners' Lounge

More time to socialise with family, friends and neighbours

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[#]. We also understand the companionship that a pet can bring, so if you're used to having a pet around you're welcome to bring them too, as long as they're well behaved^{*}.

[#]Extra charge applies. ^{*}Pet policy applies



Life at Rosebud Court

Designed with you in mind

We've designed our development to make your retirement more enjoyable. All features are there to give you more time, extra peace of mind and opportunities to socialise. These include:

Homeowners' lounge

This is a great space where you can meet up with neighbours or make new friends. Your House Manager ensures that the lounge is always clean and tidy as well as making sure that there's tea and coffee available for all homeowners throughout the day. In addition, availability of Wi-Fi means you can always come here to relax with your laptop or tablet.

Landscaped gardens

The gardens are designed to be enjoyed by everyone and as we maintain the planting for you, you can be confident that they will remain beautiful throughout the year without you having to lift a finger.

Guest suite

When you have friends and family come to visit, the guest suite means that they can stay on-site without you 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 for a modest charge of £25 per night⁰. Just ensure you book your guests in with your House Manager in advance.

24 hour emergency call system

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.

Lift to all floors

We want to make it easy to get around so there is a lift to all floors in the development.

Car parking available on-site

We know how important your independence is, so with 32 parking spaces available, you can purchase a space with your apartment[#].

Buggy charging point

If you have a mobility buggy, we have a dedicated room within the development to enable you to charge your buggy.

⁰Price correct at time of print [#]Subject to availability



Typical living room

Your apartment

Spacious, modern apartments. The life you deserve.

Step inside one of our beautiful apartments and you'll wonder why you didn't move years ago. We have designed each specifically for the over 60s and to be spacious, light and packed full of touches that make life easier, safer and more secure.

Settling into your new apartment couldn't be made any smoother, your House Manager will be on hand to make sure you are comfortable in your new home and will show you how everything works. They will also be on hand after you move in – so you don't need to worry about remembering everything!

10 year guarantee

For total peace of mind, every apartment comes with a two year warranty which covers most aspects of the construction and then a further guarantee period of eight years to cover major structural defects by the NHBC. We're renowned for our customer service and we have been awarded a five-star rating in customer satisfaction by our homeowners via the Housebuilders Federation (HBF) survey.

Heating and Connectivity

With double glazing, insulation and dimplex wall heaters, your apartment is designed to be incredibly energy efficient, allowing you to keep warm whilst keeping your heating bills low. We've also ensured that telephone, TV and Sky* connection points are fitted ready for you from the day you move in. If you choose, you can also have a broadband connection installed for ultimate connectivity.

Safety and security

Each apartment is fitted with secure, lockable doors and windows as well as a door entry system linked to your TV, so you can see who's there before letting anyone in. All our apartments include an intruder alarm. A smoke detector and a 24 hour emergency call system operated via a pendant gives you the peace of mind that help is never far away. If you spend a lot of time travelling or visiting family, a McCarthy & Stone apartment also lets you 'lock up and leave' so you can go away in the knowledge that everything is safe and secure.

Outside space

As well as the development's landscaped gardens and patio, some of our apartments have their own juliet balconies or patios so whether watching the world go by or keeping a keen eye on the changing seasons, you can enjoy the outdoors.



Typical kitchen



Typical shower room



Apartment features in detail

General

- ✧ Double glazing to all windows
- ✧ Juliet balcony or patio with selected apartments
- ✧ Walk-in or fitted wardrobes in every apartment
- ✧ Telephone and television point in living room and bedroom
- ✧ Sky/Sky+ connection point in living room*
- ✧ NHBC 10 year warranty
- ✧ Washer dryer in all apartments

Kitchen

- ✧ Fitted kitchen with integrated fridge/freezer, mid-height oven and ceramic hob
- ✧ Stainless steel cooker hood and splashback
- ✧ Stainless steel sink
- ✧ Lever mixer taps

Shower room

- ✧ Fully fitted and half tiled throughout
- ✧ White sanitary ware with high quality fittings

Heating and finishes

- ✧ Dimplex wall heaters
- ✧ Neutral décor
- ✧ Oak veneered doors
- ✧ Carpet fitted throughout (except kitchen and shower room which are tiled)
- ✧ Chrome door furniture and fittings

Safety and security

- ✧ Video door entry system which is linked to the TV
- ✧ 24 hour emergency call system
- ✧ Intruder alarm and smoke detector
- ✧ Illuminated light switches to shower room and main bedroom

This specification is for guidance only, some items may vary. Please check with Sales Executive for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription. Connection to be arranged by the homeowner.





Rosebud Court

Development and apartment plans

Development Overview

Site Outline & Ground Floor



First Floor



- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas
- Roof area
- GS - GUEST SUITE
- HL - HOMEOWNERS' LOUNGE
- K - KITCHEN
- L - LIFT
- MSCP - MOBILITY SCOOTER CHARGING POINT
- O - OFFICE
- P - PLANT ROOM
- R - REFUSE
- S - STORE
- SS - SUB STATION
- WC - COMMUNAL TOILET

Second Floor



The Hazel - 2 Bedroom

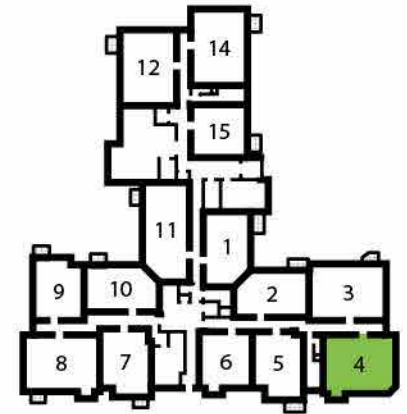
Apartments 4

Size: 682 ft² (63 m²) to 698 ft² (65 m²)

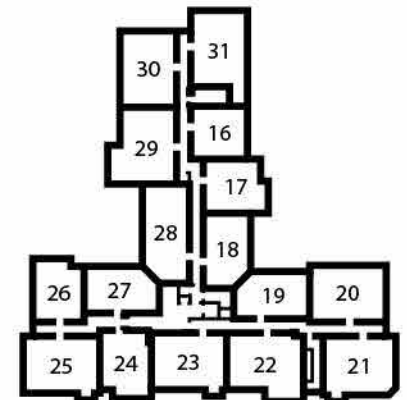


Apartments 4 feature bay windows in Bedroom 1

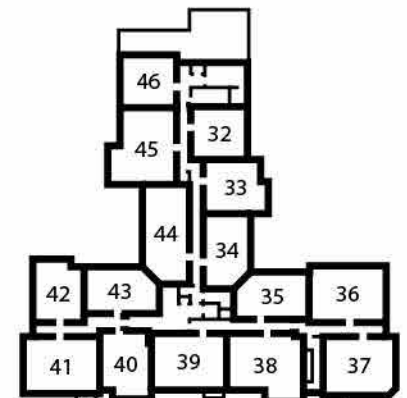
Ground Floor



First Floor



Second Floor



The Maple - 2 Bedroom

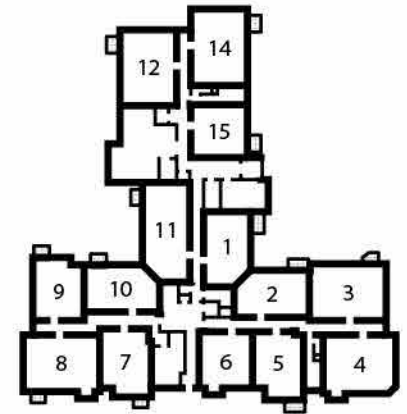
Apartments 23

Size: 682 ft² (65 m²) to 752 ft² (70 m²)

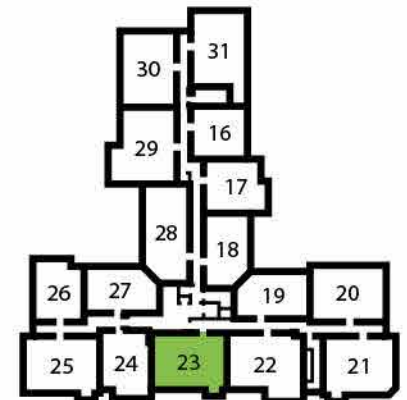


Apartment 23 features a bay window in Bedroom 1.

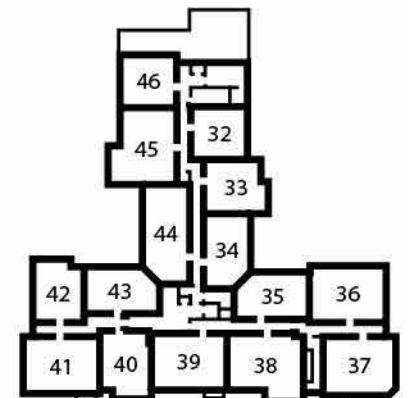
Ground Floor



First Floor



Second Floor



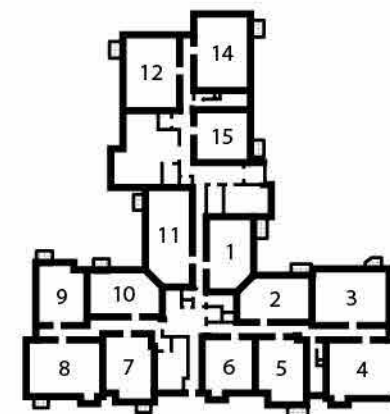
The Oak - 2 Bedroom

Apartments 28 & 44

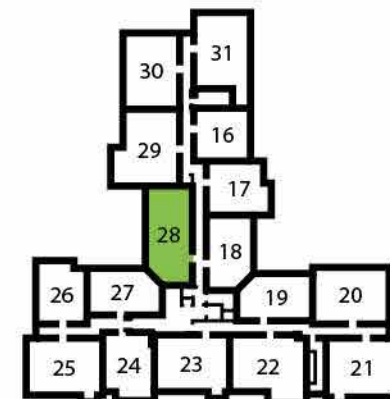
Size: 734 ft² (68 m²)



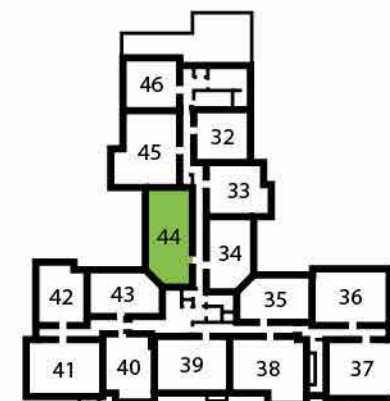
Ground Floor



First Floor



Second Floor



Apartments 28 & 44 feature juliet balconies.



How to purchase your new home

The idea of buying a new home before it is built can feel a little strange, but with McCarthy & Stone there are many advantages to doing so. To start, being an early bird affords you the luxury of having the best choice of apartments in our new development, as well as benefiting from our off-plan prices.

There are many options when it comes to purchasing a McCarthy & Stone apartment and selling your property; that's why our friendly team are here to help. Our Sales Executive will be on-hand for every step of your journey to provide the assistance you require.

Here is a short step-by-step guide on the process of purchasing a new McCarthy & Stone apartment:



STEP 1

Find out the facts

Take time to peruse the development and apartment plans to discover which apartment might best suit you.

STEP 2

Reserve an apartment

Reserve your chosen apartment with your Sales Executive and a deposit of just £500. Once secured, you will receive a Reservation Pack featuring all details of the development and your apartment.

STEP 3

The legal process

Once reserved, we will begin the legal process with the solicitor and work to an Exchange of Contracts within 4 to 8 weeks of issue, at which point a 10% deposit will be required and a moving date agreed.

STEP 4

Packing Up

We provide a dedicated team to help take the pressure off your move. Providing a packing and removals service, we will take the strain so you don't have to. You simply tell us what you want to take with you and what you don't.

STEP 5

Moving Day

On this exciting day, your Sales Executive will offer a very warm welcome and give you the keys to your new home. What's more, we'll provide a complimentary 60 minute handy man service to help you settle in.

Part Exchange

Helping reduce time and hassle selling your current property

Moving home no longer has to be a daunting experience or take forever. If your current property qualifies for Part Exchange, you'll effectively have a cash buyer. So you'll avoid all the usual uncertainty and frustration with three easy steps:

STEP 1

Simply tell us which beautiful new retirement apartment you've set your heart on. We then arrange for one of our trusted Part Exchange partners to see you. They'll instruct a RICS (Royal Institute of Chartered Surveyors) survey and two independent, local Estate Agents to value your property.

STEP 2

When we receive a suggested purchase price we'll discuss this with you so you can decide if you're happy to sell. If you are, you'll be free to make a reservation on your new apartment for as little as £500. All our valuations are free, so you can see if the offer suits you before deciding how best to sell your property. There's no obligation.

STEP 3

If you accept our Part Exchange offer, all that's left to do is for us to work with your legal representative to finalise the contracts. To help make this process even easier, we'll contribute £1,000 towards your solicitor's fees*.

To find out more about Part Exchange, speak with your Sales Executive or visit mccarthyandstone.co.uk/partexchange

*T&Cs apply. Part Exchange offer only available on selected new apartments at participating developments. For full terms and conditions, visit our website.



Key benefits of Part Exchange

- ✓ You don't need an Estate Agent, so you avoid their fees
- ✓ There's no chain to worry about
- ✓ It's like having a cash buyer, so the sale will never fall through due to a lack of mortgage approval
- ✓ You can move into your new apartment much sooner
- ✓ You can retain access to your sold property for two weeks after completion, so you don't have the stress of moving out and moving in on the same day



Smooth Move

Helping with your move

Nobody thinks moving home will be easy, but with McCarthy & Stone you couldn't be in better hands. Your Sales Executive will be there every step of the way, from the moment you make a reservation through to the day you move in.

As the UK's leading retirement housebuilder, we've had years of experience helping to make things go more smoothly, that includes helping with the cost.

We'll pay £2,500 towards your estate agent fees*

If you sell your existing property using our recommended selling agents, we'll contribute £2,500 when you've legally completed. That should remove some of the burden of moving.

£1,000 towards legal fees*

We'll pay £1,000 towards your legal fees when you use one of our recommended, independent solicitors. Then, to literally help take the weight off, we can help with the move itself.

Specialist free removals service*

Our removals experts can pack everything for you, help de-clutter if you wish, transport everything safely to your new home and unpack too, so you won't have to lift any heavy items. One of our handymen can help with anything such as hanging pictures and mirrors – so it feels like home in no time.



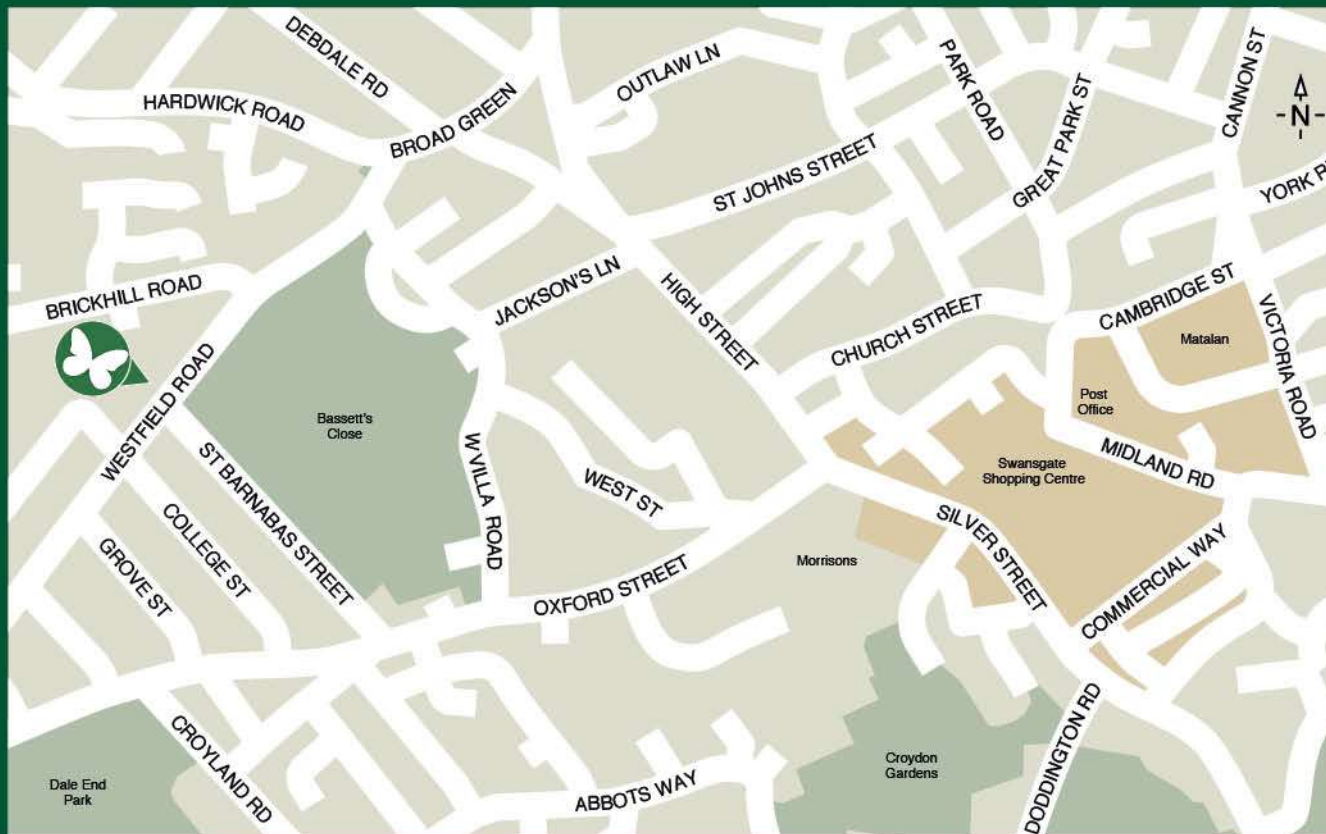
*T&Cs apply. Offer only available on selected new apartments at participating developments. View full terms and conditions on our website.

To find out more about Smooth Move, speak with your Sales Executive or visit mccarthyandstone.co.uk/smoothmove



McCarthy & Stone

— Retirement living to the full —



Rosebud Court, 44 Westfield Road, Wellingborough, NN8 3HD

Please call us free on **0800 201 4106** and we'll help you find your perfect apartment or visit **mccarthyandstone.co.uk/rosebudcourt**

All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this brochure, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ or email us at: comments@mccarthyandstone.co.uk



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