

Total area: approx. 46.4 sq. metres (499.7 sq. feet)



Patio Seating Area

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Photo Shows Whole Block

Flat 1, Rosebud Court 44 Westfield Road, Wellingborough, Northamptonshire, NN8 3FP

£153,995

A WELL PRESENTED Ground floor retirement apartment benefitting from a bright and airy living room with a secure UPVC Door leading out to a pleasant courtyard seating area and the allocated parking space is right in front of your seating area offering easy access into your apartment. Further benefits include: Modern kitchen with BUILT IN APPLIANCES, double bedroom with BUILT IN WARDROBE and a CONTEMPORARY SHOWER ROOM completes this lovely apartment. The development has EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

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. The 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 there is a phone within the apartment where someone can 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.

OFFERED WITH NO UPWARD CHAIN & A RARE OPPORTUNITY ! CALL HAWKSBY'S ON 01933 22 44 44

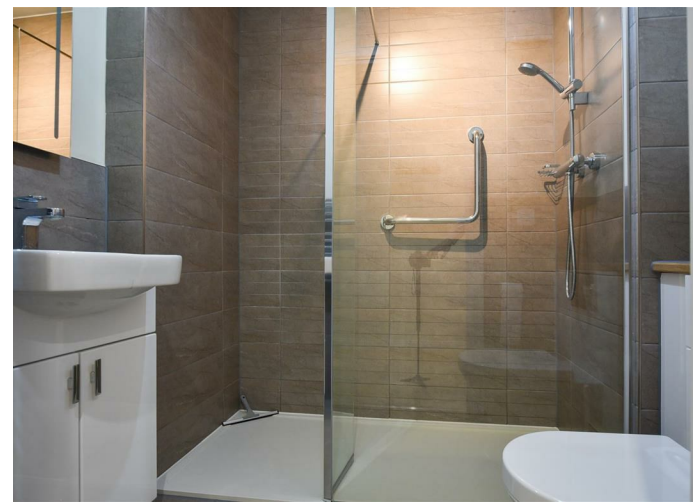
Lease Information*** Annual Service Charge for financial year ending 30/04/24 is £2,051.76

The Service Charge does not cover your external costs such as your council tax or electric but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating & Maintenance of all communal areas, exterior property maintenance & gardening.

Ground Rent is £425 per annum. Ground Rent review is January 2033



Entrance Hall
 Lounge/Dining Room
 18'1 x 10'5
 Kitchen
 7'4 x 6'7
 Bedroom 1
 13'4 x 12'4 maximum
 Shower Room



Tenure: Leasehold
 Council Tax Band: B

Viewing strictly by
 appointment with
 Hawksbys on 01933
 724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.
 Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW ITS EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

