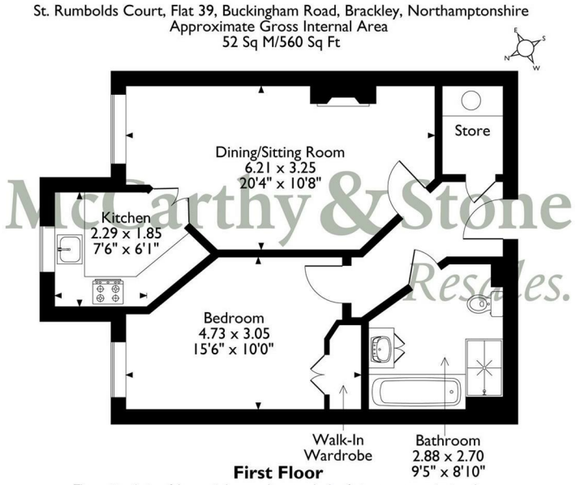
Excellent

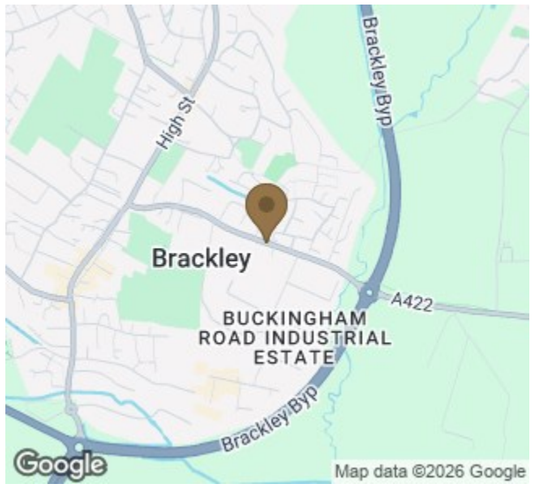
Trustpilot

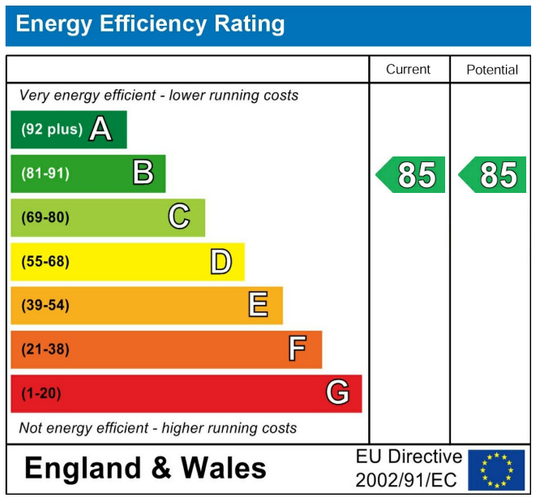
McCarthy & Stone
Resales.

St. Rumbolds Court, Flat 39, Buckingham Road, Brackley, Northamptonshire
Approximate Gross Internal Area
52 Sq M/560 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8700416/DST.





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







39 St Rumbolds Court

Buckingham Road, Brackley, NN13 7BF

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 39 St Rumbolds Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £80,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Well presented apartment with a spacious living room enjoying garden views
- Modern kitchen with built in appliances
- Guest Suite
- Close to town centre and amenities
- Homeowners' lounge- with wi-fi connection
- Restaurant serving freshly prepared lunches daily
- Landscaped garden
- 24-Hour emergency call system
- Estate Management team
- Lift to all floors

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

39 St Rumbolds Court, Brackley

1 | 1 | Asking price £80,000

St Rumbolds Court

This picturesque development, St Rumbolds Court, has been built by McCarthy & Stone and is purposely designed to provide suitable surroundings to live a independent retirement. Situated on the outskirts of the pretty market town of Brackley, you have the best of both worlds as it's away from the noise of the main roads, yet within easy reach of road links. Brackley offers a variety of supermarkets, including Waitrose, Sainsbury's and Tesco and independent shops, bars and restaurants. There's plenty to explore further afield, Oxford, Milton Keyes and Northampton are within easy reach. You can enjoy a day out at either Towcester race course or home of F1, Silverstone, just a short drive away.

The Estate Manager and team are on hand to manage the day to day running of the development and attend to any queries you may have. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in communal areas and apartments.

For added convenience there is an onsite table service restaurant with freshly cooked meals served daily. The development boasts landscaped gardens and a communal lounge, fitted with audio visual equipment and WiFi, is a superb venue for socialising with friends and family. Lifts to all floors and on site laundry room.

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).

Apartment Overview

Presented in a 'turn key' condition having been recently decorated with new carpets fitted throughout. Positioned on the first floor at the corner of the building with no other apartment above and in a peaceful location with garden views. Modern kitchen with built in appliances, spacious bedroom with built in wardrobes and a contemporary shower/bathroom completes this lovely apartment. The apartment had a new boiler fitted in 2024.

Entrance Hall

Front door with spy hole leads into the entrance hall. Door to walk in airing/storage cupboard containing the recently replaced boiler. Wall mounted emergency intercom and security door entry system. Emergency pull-cord. Other doors leading to bath/wet room, bedroom and living room.

Living Room

Bright and spacious living room overlooking the communal grounds. Electric fire and surround provides an attractive focal point. Two ceiling light fitting. TV & Telephone points. Power points, Part glazed double doors leading into the kitchen.

Kitchen

Modern fitted kitchen with a range of base and wall cupboards and drawers with a modern roll top work surface tiling over. Integrated fridge and freezer. Easy access mid level oven. Four ringed hob with extractor hood above. Electrically operated double glazed window positioned above the single drainer sink unit with mixer tap. Ceiling lights.

Bedroom

A bright and spacious bedroom with a double glazed window. Fitted wardrobe. Central light fitting. TV and telephone points. Power points, static emergency call point.

Shower/bathroom

Fully tiled with slip resistant flooring. Suite comprising of a vanity unit with inset wash hand basin, fitted mirror and shaver point, WC, bath, separate shower, wall mounted heated towel rail, static emergency pull cord.

Ground Rent

Annual Ground rent: £748.01.
Review June 2038

Service Charge

- 24-Hour on-site staffing
- One hour weekly domestic assistance
- 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. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £9,361.92 for financial year ending 31/8/2027

Lease Info

Lease: 125 years from 1st June 2008

Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

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

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













