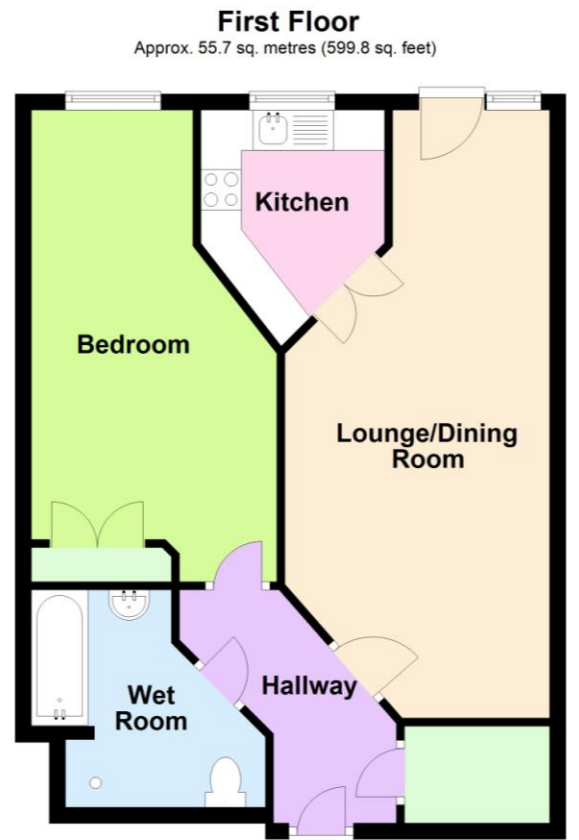


Townsend Court High Street South Rushden

richard james

www.richardjames.net



Total area: approx. 55.7 sq. metres (599.8 sq. feet)



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Townsend Court Rushden NN10 0FR
Leasehold Price £69,500

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Offered to the market with no upward chain is this spacious first floor one bed roomed apartment built by McCarthy & Stone for the over 60's only. The property has a juliet balcony which backs on to Hall Park and is conveniently situated within walking distance of the town centre. Further benefits include communal off road parking, built-in kitchen appliances, built-in wardrobes, spacious wetroom, uPVC double glazing and energy efficient electric heating. There is also a residents restaurant, lounge and laundry facilities. The accommodation briefly comprises communal hallway, entrance hall, bedroom, wetroom/bathroom, living room and kitchen.

Townsend Court is located within the historic Northamptonshire town of Rushden. Situated on the edge of Hall Park, the development is a short distance to a Sainsburys Local supermarket and within one mile from the town centre with its wide range of shops and amenities providing all that is required for daily life. For those wanting to travel further afield, Rushden is well placed for the region's major road network and has an excellent bus service to surrounding towns and villages.

Townsend Court offers security, independence and comfort. Staff are on site 24- hours a day and an emergency call system links the apartment to the Estate Manager 24 hours a day, 365 days a year. Residents benefit from one hour's domestic assistance included within their service charge.

There are two lifts, a laundry room, a guest suite with en-suite facilities for when friends and family come to stay, a waitress serviced restaurant offering a subsidised three course lunch every day and a residents' lounge with direct access from the conservatory onto a terrace and seating area overlooking the landscaped grounds. There is car parking and a battery scooter store with charging points and direct access into the building.

Accommodation

Enter via front door to:

Hall

Storage cupboard, security intercom, coving to ceiling, doors to:

Lounge/Dining Room

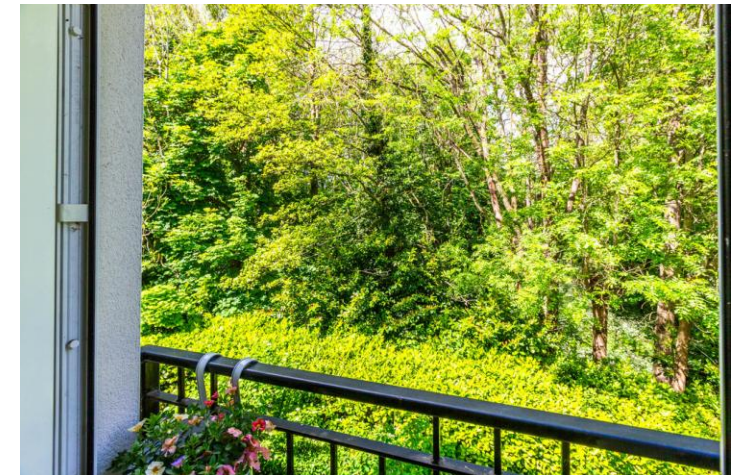
24' 8" max. x 10' 9" max. (7.52m x 3.28m)

Juliette balcony to rear aspect, coving to ceiling, feature electric fireplace, wall mounted electric heater, double doors to:

Kitchen

9' 6" max. x 7' 7" max. (2.9m x 2.31m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built-in oven, electric hob, extractor hood, built-in fridge and freezer, coving to ceiling.



Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

Bedroom

14' 11" max. x 10' 1" max. (4.55m x 3.07m)

Window to rear aspect, wall mounted electric heater, coving to ceiling, built-in double wardrobe.

Wetroom With Bath

Comprising low flush W.C., panelled bath, vanity sink unit, thermostatic shower, tiled splash backs, wall mounted electric heater.

Outside

There are communal gardens to the rear and a communal car park.

Material Information

We understand this is a Leasehold apartment with a 125 year lease from 2008.

The ground rent is £748.01 per annum.

The service and maintenance charge is approx. £700.88 per calendar month (£8,410.60 per annum). It covers the costs of items such as staff costs, emergency call system, water charges, external maintenance and redecoration of communal areas within the building, gardening and building insurance. These details should be confirmed by your legal representative, prior to exchange of contracts.

Energy Performance Rating

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band C (£2,215 per annum. Charges for 2026/27).

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.