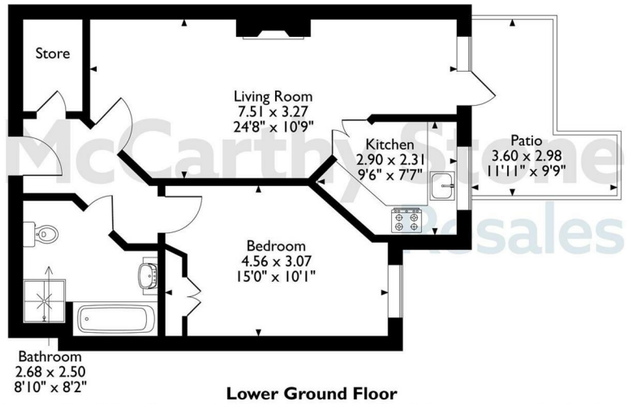
Excellent

Trustpilot

McCarthy & Stone
Resales.

2 Townsend Court, High Street South, Rushden
Approximate Gross Internal Area
54 Sq M/581 Sq Ft



Lower Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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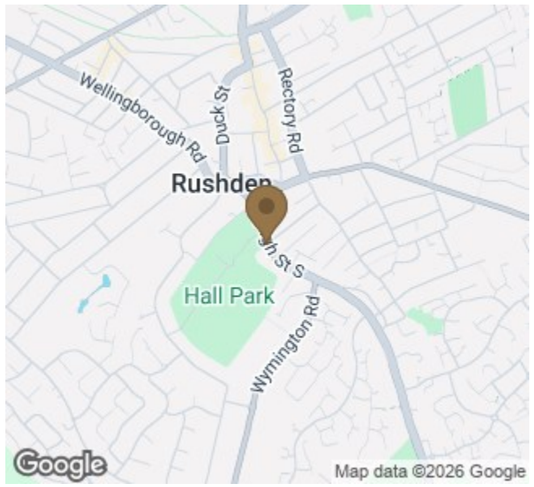

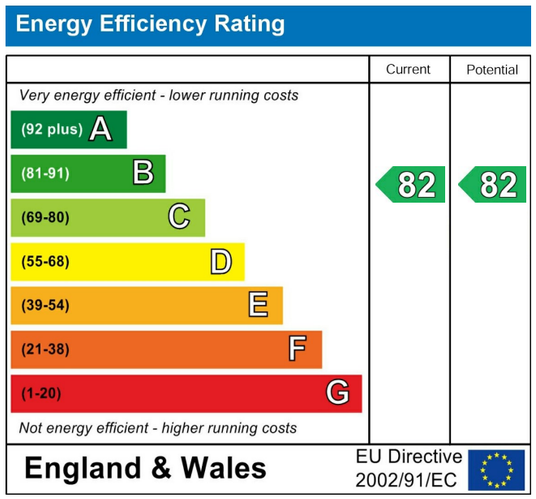

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

2 Townsend Court

High Street South, Rushden, NN10 0FR

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 2 Townsend Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £120,000
Leasehold

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

Why you'll love living here:

- Beautifully presented apartment situated on the ground floor
- Direct access from the lounge to a patio area enjoying garden views
- Modern kitchen with built in ppliances
- Estates Manager + 24-hour on-site staffing
- On site restaurant serving freshly cooked lunches daily
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Homeowners' lounge Function room and Conservatory
- Guest suite & Laundry room
- Landscaped gardens
- Mobility scooter store

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

2 Townsend Court, Rushden

1 | 1 | Asking price £120,000

Townsend Court
Townsend Court is a McCarthy & Stone Retirement development and consists of 69 one and two bedroom apartments. Located on High Street South less than one mile from Rushden town centre. Townsend Court boasts a large conservatory, library and south facing garden, and Rushden Hall Park right next door with 32 acres of beautiful parkland open to the public. Situated only 100 yards away from the bus stop, homeowners benefit from an excellent bus service, providing regular routes to local towns and villages such as Olney Village and further afield.
An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week. For your reassurance the development has secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom. The development has a homeowners' lounge which is a superb venue for socialising with friends and family. 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) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Local Area
Townsend Court is located in the heart of Rushden Town Centre and offers a wealth of independent businesses as well as well-known high street brands within an attractive late Victorian/ Edwardian setting, an enduring reminder of Rushden's rise to prominence as a 'boot and shoe' town. Sainsbury's supermarket is nearby.
Rushden Lakes is in easy reach and offers an exciting new dimension to the existing town providing 30 acres of high quality shopping, restaurants, 12-screen cinema, and incorporates 214 acres of lakes for leisure activities - an area of outstanding natural beauty for everyone to explore and enjoy.
Rushden is centrally located on the A6 between Bedford and Kettering. The county of Bedfordshire borders the town to the south whilst to the north lies the River Nene and the stunning landscapes and world-class wildlife of the Nene Valley.
Convenient road links via the A45 connect Rushden to the neighbouring towns of Wellingborough (4 miles) and Northampton (16 miles) and the M1 motorway westbound. The A14, the M1/M6 (North) and A1 are also within easy reach. Peterborough (30 miles), Milton Keynes (23 miles), Cambridge (44 miles) and the East coast are also easily accessible.
Rushden is also well placed for train and airport links.

Entrance Hall
Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response system is located within the hall. Smoke detector and apartment security door entry system with intercom. Wall mounted thermostat. Doors lead to the living room, bedroom, and bathroom.

Living Room
Bright and spacious living room with a French door leading to a patio area large enough to house a small bistro set, with garden outlook. The room has ample space for dining and a feature electric dire with surround which acts as an attractive focal point. TV and telephone point, two ceiling light points and a range of power sockets. Glazed wooden double doors opening to separate kitchen.

Kitchen
Fitted kitchen has a range of fitted wall and base, cupboards, and drawers with extended roll edge work surfaces are finished with a tiled splash back. Stainless steel sink unit with mixer tap sits below the garden facing window. Built in counter level electric oven and electric four ring ceramic hob with extractor hood. Integrated under counter fridge & freezer. Dishwasher.

Bedroom
Double bedroom featuring a rear garden facing window and the benefit of a built in wardrobe with shelving and hanging rail. TV and telephone point, ceiling light point and a range of power sockets. Emergency pull-cord.

Shower Room
Purpose built wet room comprising; low level bath, shower unit with grab rails and fitted curtain. Vanity unit wash hand basin and fitted mirror above. Heated towel rail, ceiling lighting and emergency pull-cord.

Service Charge (breakdown)
What your service charge pays for:

• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

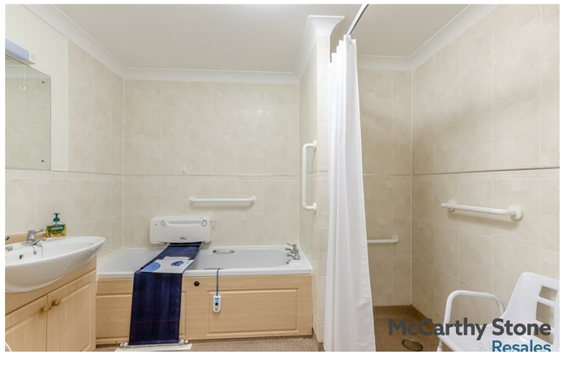
Annual service charge: £8,998.80 for the financial year ending 30/09/2027

Ask about our free entitlements service to find out what benefits you may be entitled to.

Parking Permit Scheme (subject to availability)
Parking is by allocated space subject to availability. The fee is usually £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information
Lease: 125 years from 1st June 2008
Ground rent: £748.01 per annum
Ground rent review: 1st June 2038
It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

Moving Made Easy & Additional Information
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.
• 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