Excellent

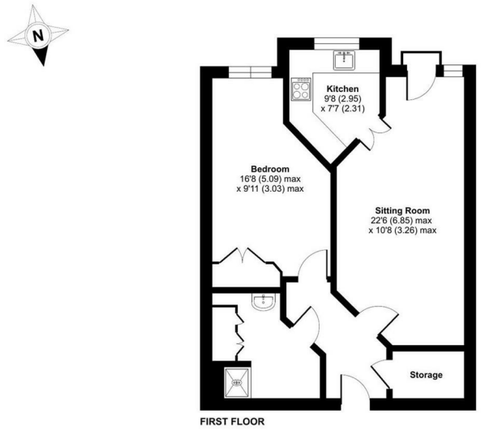
Trustpilot

McCarthy & Stone
Resales.

Brackley, NN13

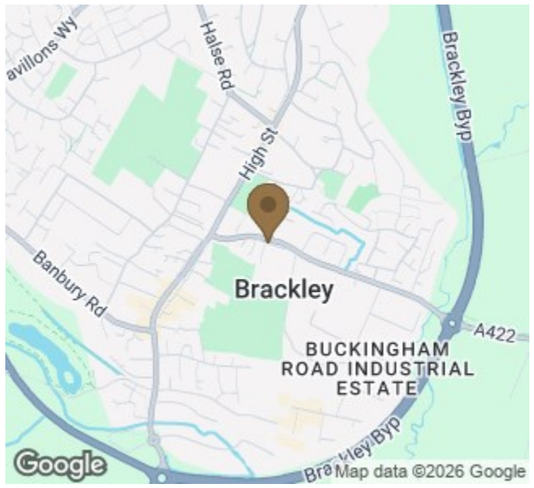
Approximate Area = 585 sq ft / 54.3 sq m

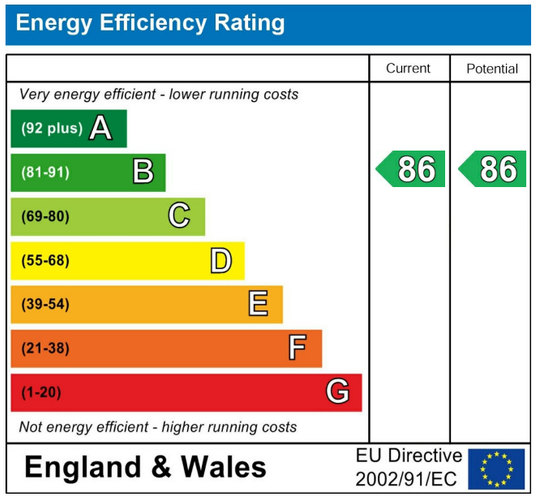
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © Cotality U.K. Limited 2026. Produced for McCarthy & Stone Management Services. REF: 1540226





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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







41 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 41 St Rumbolds Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £115,000
Leasehold

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

Why you'll love living here:

- One bedroom, first floor retirement property
- Spacious living room with Juliet balcony
- Modern kitchen with built in appliances
- Close to town centre and amenities
- Guest Suite
- Lift to all floors
- Landscaped garden
- Homeowners' lounge- with wi-fi connection
- 24-Hour emergency call system
- Estate Management team

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

41 St Rumbolds Court, Brackley

1 | 1 | Asking price £115,000

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
A bright and spacious one-bedroom retirement apartment in a peaceful setting, overlooking the communal grounds. The entrance hall has a walk in airing and storage cupboard, emergency intercom, security door entry system and pull cord. The living room features a Juliet balcony and part glazed double doors to the modern kitchen, which offers integrated fridge and freezer, mid level oven, four ring hob with extractor hood, and a sink below an electrically operated window. The double bedroom has a fitted wardrobe. The wet room has non-slip flooring, a level entry shower, vanity unit with basin and mirror, WC and heated towel rail.

Care & Support
Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at St Rumbolds Court we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

They can help with things like:
• General cleaning or changing the bed
• Meal planning and preparation
• Bathing, showering and continence support
• Help with medication
• Shaving and grooming/hair and makeup
• Personal shopping and dog walking

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at St Rumbolds Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

"Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained." – McCarthy Stone Homeowner

Social Lifestyle
One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:

"Our social calendar is busier than ever, with something for all tastes and abilities."

"Our hectic social calendar continues to expand in all directions, giving everyone an opportunity to take part in something they enjoy. For instance, we devoted our weekly coffee morning to Marie Curie and thoroughly enjoyed raising the princely sum of £313.99."

"Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here."

Additional Information & Services
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
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: £9,361.91 for the financial year ending 31/08/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Info
Lease: 125 years from 1st June 2008
Ground rent: £435 per annum
Ground rent review: 1st June 2023

Moving Made Easy
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 speak with our Property Consultant today.













