



## 2 Townsend Court High Street South, Rushden Northamptonshire NN10 0FR Price £120,000 Leasehold

Welcome to this charming lower ground floor McCarthy and Stone retirement apartment that distinctly benefits from access to its own patio area, overlooking superb communal gardens and Hall Park Grounds. This modern property boasts a good size reception room, perfect for relaxing and entertaining guests. With one spacious bedroom and a wet room with a bath and separate shower area, this apartment offers a comfortable and convenient living space for those looking to downsize and enjoy a peaceful retirement.

Spanning 576 square feet, this apartment provides ample space for all your needs while maintaining a manageable size for easy upkeep. The modern age and design ensures that you will enjoy contemporary amenities and a well-maintained living environment. Situated in a prime location, you'll find yourself in the heart of Rushden with easy access to local amenities, shops and transport links. Whether you're looking to enjoy a leisurely stroll in the Town Centre or simply relax in the comfort of your own home, this apartment offers the best of both worlds. Don't miss out on the opportunity to own this delightful retirement apartment in Rushden. Contact us today to arrange a viewing and take the first step towards your peaceful retirement lifestyle.

- No onward chain
- Fantastic communal lounge, residents restaurant and conservatory
- Communal facilities including laundry room and electric scooter store
- Complex for the age range of 60 years and over only
- Lower ground floor apartment
- Patio door out to personal patio area
- Four piece wet room, with separate bath and wet room shower
- One double bedroom
- Well kept communal gardens
- Energy Efficiency Rating - B82



### Townsend Court

Townsend Court is an Assisted Living development of 69 one and two bedroom apartments. Situated on High Street South less than one mile from the town centre and overlooks Hall Park grounds at the rear of the development.

Rushden benefits from a position close to the regions major road network and is within easy reach of the M1 and M6 motorways, giving access to larger towns such as Wellingborough and Northampton.

Residents of Townsend Court will be able to take advantage of an excellent bus service, which provides regular routes to local towns and villages, with a bus stop located only 100 yards away.

### McCarthy and Stone

McCarthy and Stone specialises in the construction of purpose built properties for the over 60's. This means that the features designed into our developments could be of particular interest to you. The process begins from the moment we plan the location of a new scheme, right through to the detail touches that provide practically and ease of maintenance with the older homebuyer in mind.

### Safe & Secure with McCarthy Stone

A TV camera at the main entrance allows you to view visitors on your TV before deciding whether to let them in. You can even talk to them on the intercom and unlock the door without having to leave your apartment.

All McCarthy Stone developments also include an intruder and smoke alarm system in both individual apartments and the communal areas - all connected to Careline - you will never have felt safer or more secure.

### Key Features

- Waitress Service Restaurant
- Function Room
- Residents' Lounge
- Conservatory
- Library
- Guest Suite
- Battery Car Store
- Laundry Room
- Lift
- Camera Entry System
- Staff On Site 24-hours
- Domestic Assistance
- Personal Care by Arrangement
- Bath and Separate Level Access Shower Area
- Communal Parking
- Superb Communal Gardens

### Leasehold Information

This property is Leasehold.

We are advised by our Vendor client the property was constructed in 2008, offered on a 125 year Lease at that time and therefore there are approximately 107 years remaining on the Lease.

### Service & Maintenance Charges

We are advised that the service charge is £7,583.36 per annum. This works out at £3,791.68 per 6 Months / £631.95 per calendar month / £145.83 per week / £20.77 per day.

Service & Maintenance Charges are payable by all residents at Townsend Court to "Your Life" Care & Management.

It covers the costs of items such as staff costs, emergency call system, external maintenance and redecoration of communal areas within the building, gardening, building insurance and water usage. Also, there is a weekly cleaning service and laundry facilities included within this service and maintenance charge.

All of this information regarding the lease, ground rent, service & maintenance charges etc will naturally need to be clarified by any potential Purchaser's Solicitors / Conveyancers before committing to legal exchange of contracts.

One may also feel free to contact the managers office at Townsend Court on 01933 418 882 they will be happy to answer any questions regarding the development etc. They can also be contacted via email on [townsendcourt.estatemanager@yourlife.co.uk](mailto:townsendcourt.estatemanager@yourlife.co.uk)

### Ground Rent

We are advised that the ground rent is £748.01 Per Annum. (Approximately £14.38 per week / £62.33 per calendar month).

The cost of the Ground Rent was reviewed in 2024, and is due to be reviewed again in 15 years (2039).

### Contingency Fee

The leases and deeds of conditions of the apartments require the homeowners (sellers) to pay a service charge contingency fund contribution of 1% of the sale price or, where it is not a sale, the open market value, on certain transactions. These contributions supplement the service charge contingency fund which in turn has the benefit of reducing the annual service charge contingency fund contribution.

### Location

Townsend Court is situated off of High Street South, and is close to the turnings of Wymington Road and Crabb Street. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

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### Energy Rating

Energy Efficiency Rating - B82

Certificate number - 9021-0149-0125-7006-0493

### Accommodation

#### Communal Reception Hall & Corridors

Providing access to all levels of the building. Door to number 2.

#### Hall

Large storage cupboard.

#### Living Room 24'8" x 10'9" (7.52 x 3.27)

Maximum measurement.

Door to outside patio area.

#### Kitchen 5'9" x 7'9" (1.75 x 2.35)

Minimum measurement, plus angled wall area.

Built in fridge. Built in freezer. Built in electric oven, hob & extractor.

Electric window operated by switch.

#### Bedroom 13'5" x 10'0" (4.08 x 3.06)

Maximum measurement, plus built in wardrobe, plus door recess.

#### Bath / Shower Room / WC 9'4" x 9'5" (2.84 x 2.86)

Maximum measurement.

Wet room style floor with slightly angled floor area within the shower area. In addition to this is a separate bath, vanity wash hand basin and low flush wc.

### Outside

#### Communal Gardens

Pleasant gardens surrounding Townsend Court to the front, side and rear of the building, with the side and rear gardens overlooking Hall Park. The pleasant rear garden is situated off of the residents conservatory and benefits from a large patio area and pathway to different areas of the well cared for gardens and established borders.

#### Communal Parking

On a first come first serve basis. There are 23 spaces covering 69 apartments.

#### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

#### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

#### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

#### Money Laundering Regulations 2017

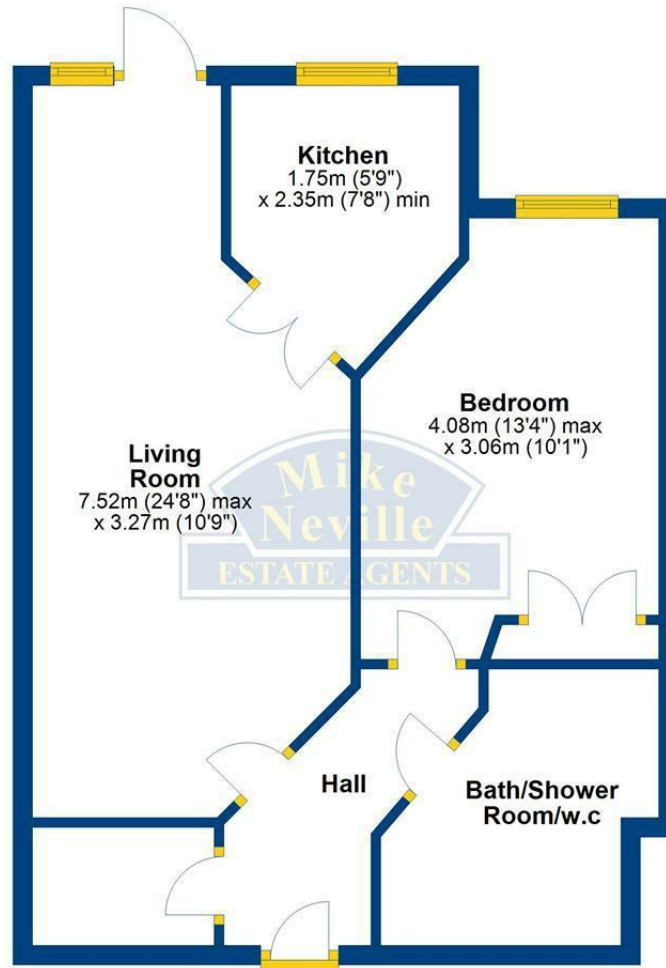
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





## Lower Ground Floor

Approx. 53.5 sq. metres (576.1 sq. feet)



Total area: approx. 53.5 sq. metres (576.1 sq. feet)