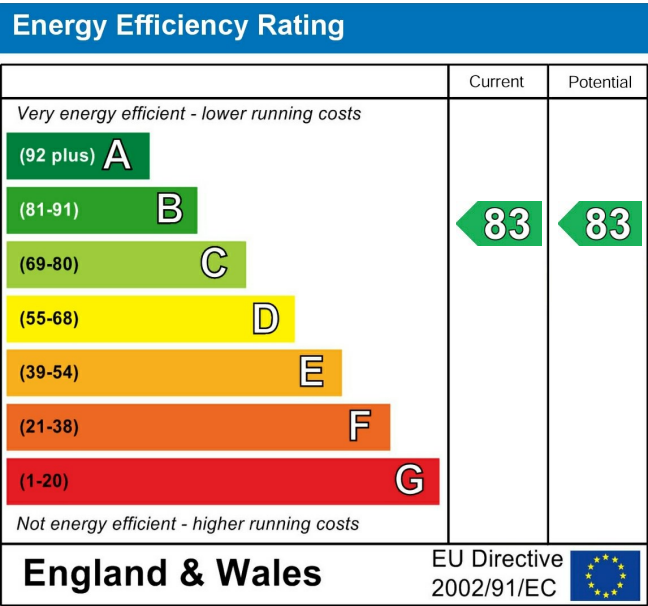
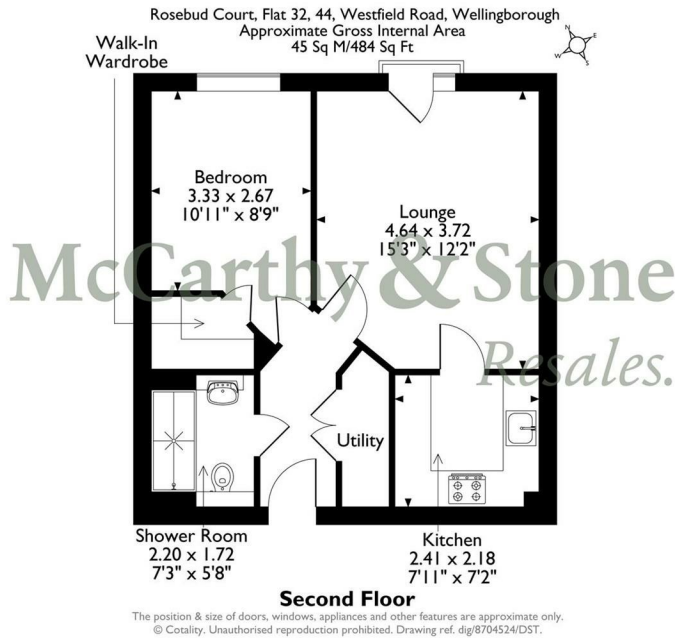




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Registered in England and Wales No. 10716544



32 Rosebud Court

Westfield Road, Wellingborough, NN8 3FP



Council Tax Band: B

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

Asking price £170,000
Leasehold

0345 556 4104

resales@mccarthyandstone.co.uk

mccarthyandstoneresales.co.uk

Why you'll love living here:

- Second floor apartment with a Juliet balcony
- Car parking space included
- Double bedroom with fitted wardrobes
- Contemporary shower room
- Guest Suite
- House Manager
- Landscaped Gardens
- Homeowners Lounge
- 24 Emergency call system
- Video door entry system linked to your TV

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

32 Rosebud Court, Wellingborough

1 | 1 | Asking price £170,000

Rosebud Court

This stunning development has been designed to seamlessly fit with the local architecture. Located on Westfield Road, the development is situated within easy reach of Wellingborough's many shops, cafes, local amenities and excellent transport links. Our development has everything you need to get on with a full and active life. There's a homeowners' lounge and beautiful gardens, where you can enjoy the company of friends and family. There's even a guest suite, complete with TV and tea and coffee making facilities, so you can invite your friends and family to come and stay. Should you need assistance day or night we have installed a system that operates through a pendant and can summon help whenever you need it. If you have a mobility buggy, we have a dedicated room within the development to enable you to charge your buggy.

Local Area

The town of Wellingborough dates back to medieval times and has now become a thriving small town in the heart of the picturesque East Midlands. With a bustling town centre that features a good selection of shops including Morrisons, WHSmith, Boots and Costa Coffee. Wellingborough is located just 10 miles East of Northampton and offers a good network of bus services around the town and further afield. For day trips and weekends away Midland Railway offers regular services to London St Pancras, departing every 30 minutes as well as connections to Bedford, Luton, Kettering, Corby, Leicestershire, Nottingham, Derby, Sheffield and Leeds.

Apartment Overview

This lovely second floor one bedroom apartment has a bright a spacious living room with a Juliet balcony. The modern kitchen has built in appliances, double bedroom has a walk-in-wardrobe and the contemporary shower room has a level entry shower. There's a utility room accessed from the hallway housing a washer/dryer. The apartment comes with a car parking space.

Landscaped Gardens

One of the main social hubs of Rosebud Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout

the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Social Lifestyle

The Communal Lounge is at the heart of the community at Rosebud Court and is where the majority of social gatherings take place. Regular activities include Movie, Games, Bingo and Quiz nights, Singing and Craft groups, mens night, singers and entertainment evenings. Fish and chip lunches. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in 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 House Manager.

Annual Service Charge: £2,704.46 for financial year ending 31/3/2027

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

Lease Information

999 years from the 1st June 2018.

Ground Rent

Ground rent: £425 per annum.
Ground rent review: 1st January 2033.

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.

Additional Services

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

