

# CHARLES ORLEBAR

Estate Agents & Auctioneers



37 The Cloisters Rectory Road, Rushden, NN10 0HA

Offers In Excess Of £300,000





# 37 The Cloisters Rectory Road

Rushden, NN10 0HA

- No chain
- Over 55's
- Communal gardens
- Ensuite
- Retirement village
- Offroad parking
- Community outbuilding with events
- Walk in shower

A rarely available two-bedroom bungalow within this highly regarded over-55s development, situated within walking distance of Rushden town centre.

The superb Cloisters complex is one of Rushden's premier sheltered housing schemes, designed to offer independent living with the reassurance of support and communal facilities when required. Available exclusively to applicants aged 55 and over, each property benefits from an original 125-year lease which renews upon a change of ownership.

This well-presented bungalow offers comfortable and practical accommodation, including a spacious main bedroom with its own ensuite shower room, built-in wardrobes and a door opening directly onto a pleasant garden area shared only with the neighbouring bungalow. The second bedroom also benefits from built-in wardrobes, while a modern shower room featuring a large walk-in shower serves the remaining accommodation.

The Cloisters was originally developed in 1987 within the former grounds of Rushden Rectory and is renowned for its beautifully maintained communal gardens. Residents can also enjoy the use of the Friendship Lodge, a charming communal outbuilding that hosts regular social gatherings, events and opportunities to meet fellow residents, helping to foster a welcoming community atmosphere.

The environment at The Cloisters allows for total independence whilst retaining the security and peace of mind of communal facilities and support should the need arise.

Lease remaining: 125 years (renews on change of ownership)

Service charge: Approximately £160 per calendar month (including buildings insurance)

Ground rent: None

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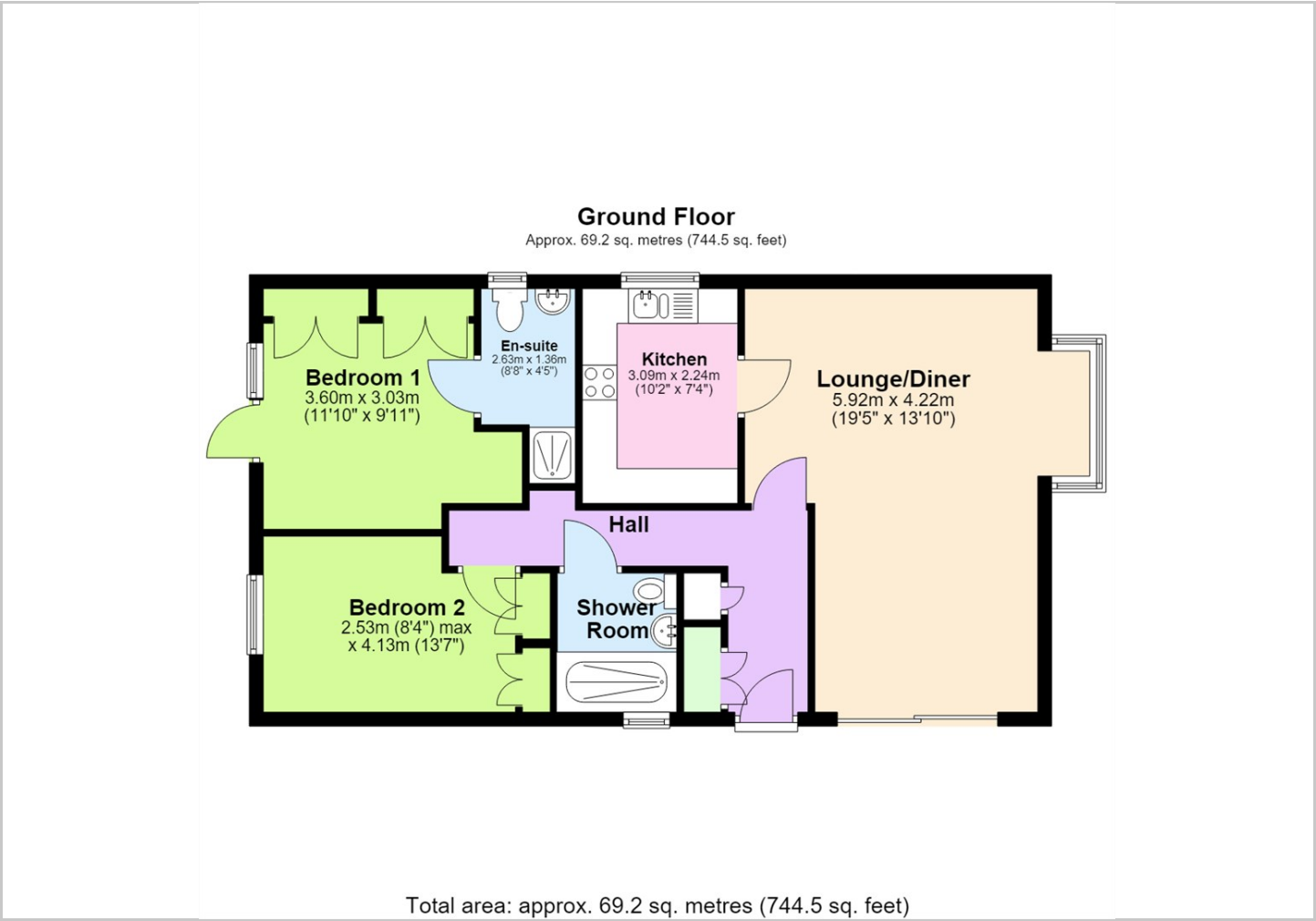
|              |                                |
|--------------|--------------------------------|
| Hall         | 6'7" x 17'0" (2.00m x 5.17m)   |
| Lounge/Diner | 19'5" x 13'10" (5.92m x 4.22m) |
| Kitchen      | 10'2" x 7'4" (3.09m x 2.24m)   |
| Bedroom 1    | 11'10" x 9'11" (3.60m x 3.03m) |
| En-suite     | 8'8" x 4'6" (2.63m x 1.36m)    |
| Bedroom 2    | 8'4" x 13'7" (2.53m x 4.13m)   |
| Shower Room  | 6'7" x 5'8" (2.00m x 1.72m)    |







Floor Plans



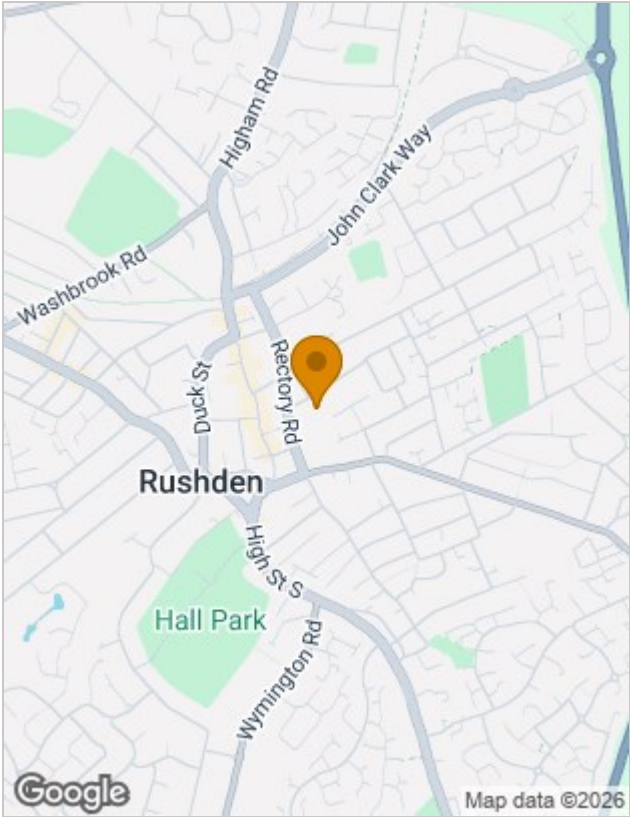
Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

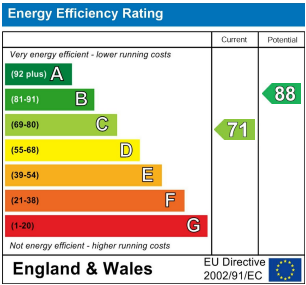
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Location Map



Energy Performance Graph



**Council Tax Band:** B  
North Northants

**Tenure:** Leasehold