Excellent

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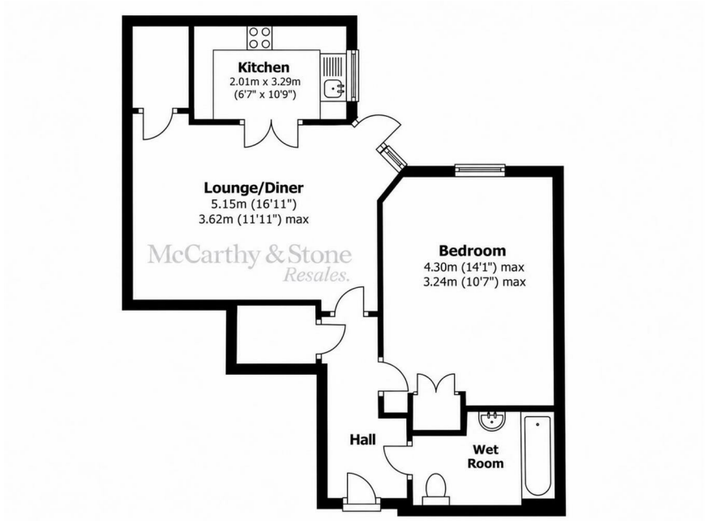

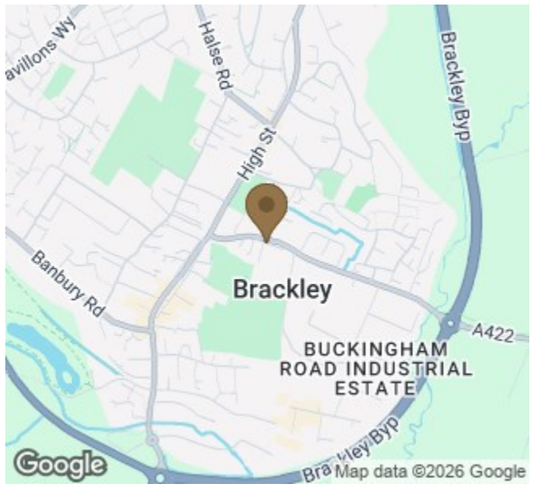

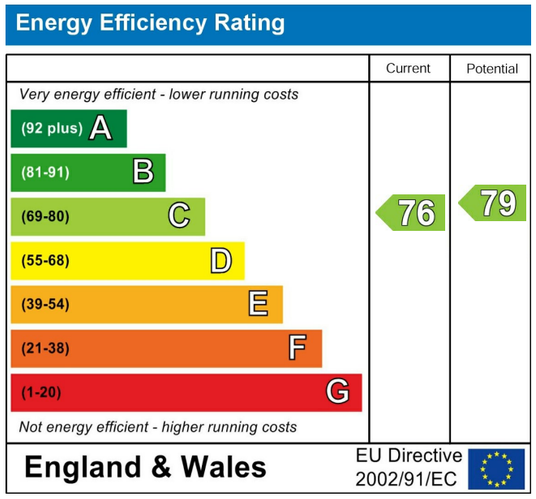

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Registered in England and Wales No. 10716544

The Property Ombudsman







20 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 20 St Rumbolds Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £130,000
Leasehold

Why you'll love living here:

- Well presented apartment with a spacious living room with Juliet balcony
- Modern kitchen with built in appliances
- Guest Suite
- Close to town centre and amenities
- Homeowners' lounge- with wi-fi connection
- Lift to all floors
- Landscaped garden
- Restaurant serving freshly prepared lunches daily
- 24-Hour emergency call system
- Estate Management team

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McCarthy & Stone
Resales.

Trustpilot Rated Excellent

20 St Rumbolds Court, Brackley

1 | 1 | Asking price £130,000

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 an 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 wonderfully bright and spacious apartment, perfectly situated in the corner of the building. The lounge boasts a Juliet balcony and has a useful cupboard for extra storage. Modern kitchen has built in appliances. Double bedroom has fitted wardrobes providing plenty of storage space and the bathroom has a level entry shower cubicle as well as a separate bath.There's a separate store cupboard situated off the hallway.

Landscaped Gardens
One of the main social hubs of St Rumbolds 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 St Rumbolds Courtand is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. 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.

Care & Support
One of the greatest benefits of being a McCarthy Stone homeowner is having access to the friendly, flexible and dedicated domestic and personal care team onsite each day. But don't take our word for it, see what our homeowners have to say about our lifestyle support services:

"The staff have always been friendly, helpful and absolutely wonderful at providing care when it was really needed."

"A safe and warm approach to care, delivered with professionalism and skill."

"The care is exceptional. The staff enjoy their job and this shines through to the care that they give."

"The support and care from the team is brilliant: everyone is friendly, empathetic and professional. They are very responsive and have adapted their support to meet his changing needs."

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 31/8/2027.

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

Lease & Ground Rent
Lease: 125 years from 1st June 2008
Ground rent: £748.01 per annum
Ground rent review: 1st June 2038

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
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













