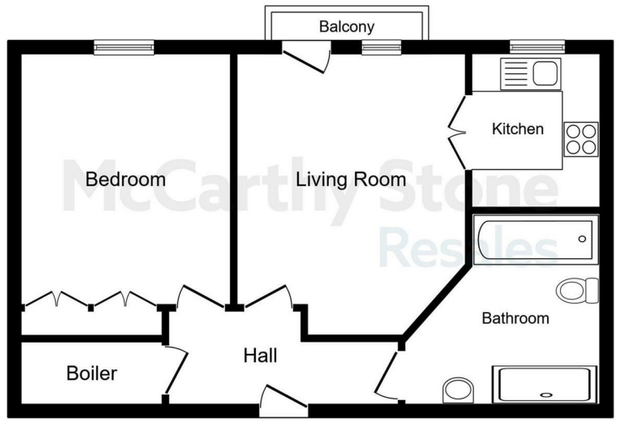
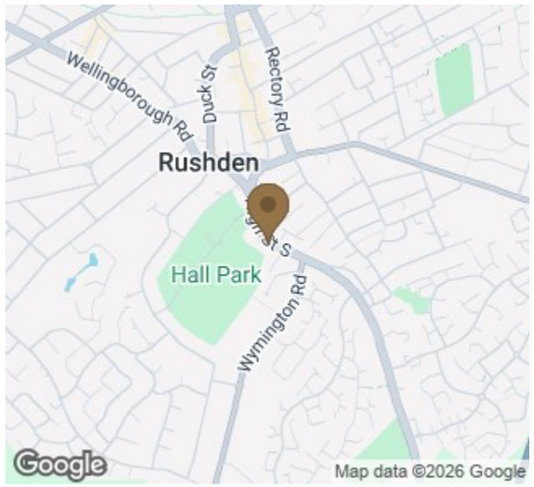
Excellent

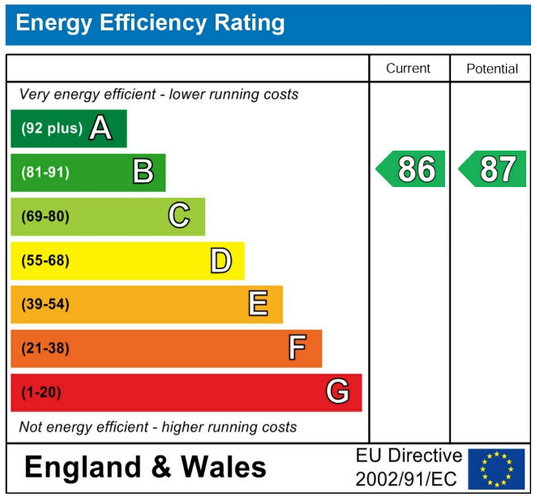
Trustpilot

McCarthy & Stone
Resales.



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48 Townsend Court

High Street South, Rushden, NN10 0FR

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

Asking price £89,950
Leasehold

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

Why you'll love living here:

- Spacious living room
- Modern kitchen with built in appliances
- Double bedroom with fitted wardrobe
- Table Service Restaurant
- Communal Conservatory
- Homeowners' lounge + Function room
- Landscaped gardens
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Guest suite
- Estates Manager + 24-hour on-site staffing

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

48 Townsend Court, Rushden

1 | 1 | Asking price £89,950

Townsend Court
Townsend Court is a McCarthy & Stone Retirement development and consists of 69 one and two bedroom apartments. Located on High Street South less than one mile from Rushden town centre. Townsend Court boasts a large conservatory, library and south facing garden, and Rushden Hall Park right next door with 32 acres of beautiful parkland open to the public. Situated only 100 yards away from the bus stop, homeowners benefit from an excellent bus service, providing regular routes to local towns and villages such as Olney Village and further afield.
An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week. For your reassurance the development has secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom. The development has a homeowners' lounge which is a superb venue for socialising with friends and family. 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) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday.

Local Area
Townsend Court is located in the heart of Rushden Town Centre and offers a wealth of independent businesses as well as well-known high street brands within an attractive late Victorian/ Edwardian setting, an enduring reminder of Rushden's rise to prominence as a 'boot and shoe' town. Sainsbury's supermarket is nearby.
Rushden Lakes is in easy reach and offers an exciting new dimension to the existing town providing 30 acres of high quality shopping, restaurants, 12-screen cinema, and incorporates 214 acres of lakes for leisure activities - an area of outstanding natural beauty for everyone to explore and enjoy.
Rushden is centrally located on the A6 between Bedford and Kettering. The county of Bedfordshire borders the town to the south whilst to the north lies the River Nene and the stunning landscapes and world-class wildlife of the Nene Valley.
Convenient road links via the A45 connect Rushden to the neighbouring towns of Wellingborough (4 miles) and Northampton (16 miles) and the M1 motorway westbound. The A14, the M1/M6 (North) and A1 are also within easy reach. Peterborough (30 miles), Milton Keynes (23 miles), Cambridge (44 miles) and the East coast are also easily accessible.
Rushden is also well placed for train and airport links.

Entrance Hall
Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response system is located within the hall. Smoke detector and apartment security door entry system with intercom. Wall mounted thermostat. Doors lead to the lounge, bedroom, and bathroom.

Lounge
A spacious west facing lounge with the benefit of French doors leading to a Juliet balcony allowing lots of natural light in. The lounge provides ample room for dining. TV & Telephone point, two ceiling light points and a raised height power sockets. Glazed wooden double doors opening to separate kitchen.

Kitchen
Fitted kitchen has a range of fitted wall and base, cupboards, and drawers. The extended roll edge work surfaces are finished with a tiled splash back. Stainless steel sink unit with mixer tap sits below the west facing window with blind. Built in waist height electric oven and electric ceramic hob with extractor hood. Integrated under counter fridge & freezer.

Bedroom
Double west facing bedroom benefitting from a built in wardrobe with double doors. TV & Telephone point, central light point and a range of raised height power sockets. Emergency pull-cord.

Bathroom
Purpose built wet room comprising; low level bath with support rail and separate walk in shower unit with grab rails and fitted curtain; vanity unit wash hand basin and fitted mirror above; ceiling light; emergency pull-cord, and heated towel rail.

Service Charge Includes
- 1 hours domestic assistance per week
- 24/7 onsite staffing
- Onsite Bistro
- Water rates for communal areas and apartments
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £8,998.80 for the financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Car Parking
The parking is based on a first come first served basis.

Lease Information
Lease Length: 125 years from 1st June 2008
Ground Rent: £748 per annum.
Ground rent review: June 2023
It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

Moving Made Easy & Additional Services
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 that can assist with service charges or living costs.
• 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.

- Full Fibre & Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



