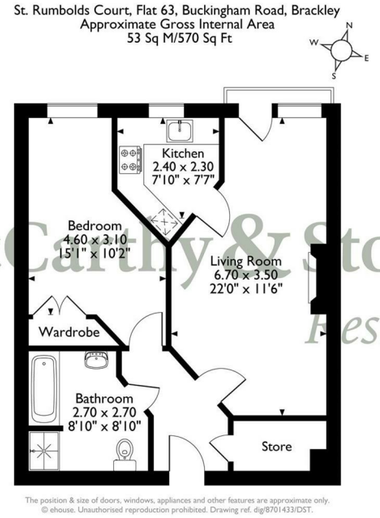
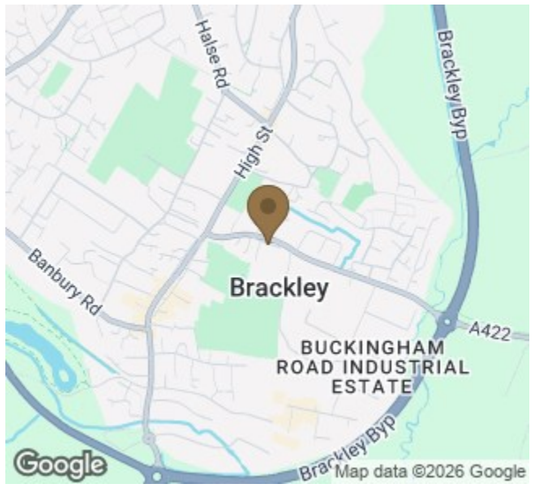
Excellent

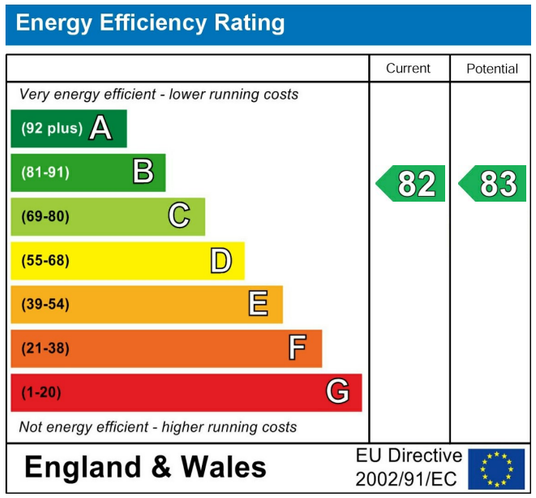
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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







63 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 63 St Rumbolds Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £100,000
Leasehold

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

Why you'll love living here:

- Bright and airy lounge with a Juliet balcony overlooking communal gardens
- Modern kitchen with built in appliances
- Double bedroom with additional, bespoke wardrobes
- Contemporary bath/shower room
- Close to town centre and amenities
- Homeowners' lounge- with wi-fi connection
- Landscaped garden
- Guest Suite
- Estate Management team
- 24-Hour emergency call system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

63 St Rumbolds Court, Brackley

1 | 1 | Asking price £100,000

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 a 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 bright and spacious apartment, situated on the second floor. The lounge boasts a double glazed door and full height window to the side providing plenty of natural light. has enough space for a dining table. The modern kitchen has built in appliances, the double bedroom has bespoke fitted wardrobes in addition to the standard wardrobes, providing plenty of storage space and the bathroom has a level entry shower cubicle as well as a separate bath. The apartment has had the boiler replaced and new radiators fitted throughout.

Entrance Hall
Front door with spy hole leads into the entrance hall. Door to walk in airing/storage cupboard. Wall mounted emergency intercom and security door entry system. Emergency pull-cord. Other doors leading to bath/wet room, bedroom and living room.

Living Room
This bright and inviting living room is filled with natural light, featuring a Juliet balcony overlooking the beautifully maintained communal gardens. An attractive focal point fireplace adds character and warmth to the space, creating a welcoming atmosphere. The room also offers ample space for a dining area. TV and telephone connections, selection of raised height socket, fitted carpets and curtains.

Kitchen
The modern fitted kitchen features a comprehensive range of wall and base units, complemented by roll top work surfaces and tiled walls. Integrated appliances include a fridge/freezer and a conveniently positioned mid level oven, with space above for a microwave. A four ringed ceramic hob is set beneath a fitted extractor hood, while an electrically operated double glazed window is positioned above the single drainer sink with mixer tap, providing plenty of natural light. The kitchen is finished with ceiling light fittings and offers a practical and well designed layout.

Bedroom
This spacious and well presented bedroom benefits from a large double glazed window, allowing plenty of natural light to fill the room while offering pleasant views over the communal gardens. The room features bespoke built in wardrobes, providing excellent storage, along with a central light fitting, TV and telephone points, and a range of power points. A static emergency call point is also conveniently provided.

Bath/shower Room
A purpose built wet room, fitted with slip resistant flooring, equipped with vanity unit with inset wash hand basin, fitted mirror and shaver point, WC, bath, separate shower, wall mounted heated towel rail, static emergency pull cord.

Ground Rent
Ground rent: £748.01 per annum
Ground rent review: 1st June 2038

Service Charge
- 24-Hour on-site staffing
- One hour weekly domestic assistance
- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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: £9,361.91 for financial year ending 31/8/2027.

Lease Info.
Lease: 125 years from 1st June 2008

Moving Made Easy & Additional Information
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.
- 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













