

MODERN RETIREMENT
LIVING

ROSEBUD COURT

Westfields Road, Wellingborough, NN8



DAVID COSBY
ESTATE AGENTS

Residents' Lounge



Rosebud Court

Westfield Road, Wellingborough, NN8

Total GIA Floor Area | Approx. 63 sqm (678 sqft)

Features

- Two-bedroom second floor retirement apartment
- Modern McCarthy Stone development for the over 60s
- Sitting room with Juliet balcony and open views
- Fitted kitchen with integrated appliances
- Main bedroom with walk-in dressing room
- Modern shower room
- Lift access and residents' lounge
- Landscaped communal gardens
- Secure gated parking
- Long lease — 999 years from 1 January 2018

Description

A well-presented two-bedroom second floor retirement apartment forming part of Rosebud Court, a modern McCarthy Stone development for the over 60s on Westfield Road, Wellingborough. The apartment is neutrally decorated throughout and offers well-planned accommodation with lift access, a Juliet balcony and pleasant open views. The property is offered leasehold, with a long 999-year lease from 1 January 2018.

The accommodation is arranged around a central entrance hall, with a sitting room opening to a Juliet balcony, a fitted kitchen, two double bedrooms and a modern shower room. Bedroom one benefits from a walk-in dressing room, while the second bedroom provides flexibility for visiting family, a study or separate dining space. Heating is via programmable electric panel radiators, and the apartment also has an intercom system for visitor access.

Rosebud Court provides a range of communal facilities designed to support independent later living, including a residents' lounge, passenger lift, landscaped communal gardens, guest suite, emergency call system and secure gated parking to the rear. The development is conveniently placed for Wellingborough town centre, local shops, cafés, amenities and transport links, making it a practical option for purchasers seeking a manageable home within a professionally managed retirement setting.

A WELL-PRESENTED TWO-BEDROOM SECOND FLOOR RETIREMENT APARTMENT AT ROSEBUD COURT, OFFERING MODERN, MANAGEABLE ACCOMMODATION WITH A JULIET BALCONY, LANDSCAPED COMMUNAL GARDENS AND RESIDENTS' FACILITIES



The Property

Entrance Hall

Accessed via an oak veneer entrance door with chrome furniture and self-closer, the entrance hall is centrally positioned and provides access to the principal rooms. It is neutrally decorated and fitted with cut pile carpet, with matching oak veneer internal doors opening to the sitting room, two double bedrooms and shower room.

There is a large two-door utility cupboard housing the hot water tank and washing machine, with plumbing and mechanical extract ventilation, together with a further storage cupboard housing the electrical consumer unit and providing useful space for coats and household items. An intercom system with touch-screen panel is fitted within the hall for visitor access and assistance. Heating is provided by wall-mounted programmable electric panel radiators.

Sitting Room

A well-proportioned sitting room with neutral decoration and matching cut pile carpet. Double-glazed doors with a matching side light open to a Juliet balcony, allowing good natural light and providing an open outlook towards St Barnabas Street, with countryside visible on the horizon.

The room includes a central chrome chandelier-style light fitting, raised sockets and TV/Sky connectivity, with a glazed oak veneer door leading through to the kitchen. The proportions allow for a comfortable sitting area, with space for a small dining table if required, while the Juliet balcony helps create a light, open feel.

Kitchen

The kitchen is fitted with a good range of base and wall units, with white cupboard doors, contrasting dark roll-top work surfaces and matching upstands. The units are arranged in a practical horseshoe layout, providing useful preparation space and storage.

Appliances include a low-level single electric oven, four-ring Bosch induction hob with brushed chrome extractor hood and light over, built-in fridge freezer, and stainless steel sink with chrome mixer tap and drainer. The floor is finished with riven slate-effect tiling, with ceiling spotlights and under-cupboard lighting completing the room.



The Property

Bedroom One

A good-sized double bedroom with a two-unit casement window providing pleasant views. The room is neutrally decorated and fitted with cut pile carpet, with an electric panel radiator, TV point and telephone point.

A large walk-in dressing room provides useful built-in storage, with perimeter shelving and hanging rails. This gives the room a practical and uncluttered arrangement, particularly well-suited to a retirement apartment where accessible storage is important.

Bedroom Two

A further double bedroom, centrally located within the apartment and again served by a two-unit window, providing pleasant far-reaching views towards St Barnabas Street. The room is neutrally decorated and finished with cut pile carpet, with an electric panel radiator.

The proportions allow for use as a guest bedroom, separate dining room or study, depending on the purchaser's needs.

Shower Room

Fitted with a modern three-piece suite comprising a walk-in shower with tempered glass screen, wall-mounted shower and chrome grab rail, WC with concealed cistern, and ceramic wash hand basin with chrome pillar tap. The WC and basin are set within a vanity unit with oak-effect worktop and slate-effect tiled splashbacks.

The walls are neutrally decorated, with ceramic tiling to the shower area and half-height tiling elsewhere. Riven slate-effect ceramic tiles are fitted to the floor, with heating provided by a chrome ladder-style towel rail and a wall-mounted electric fan heater. Mechanical extract ventilation is also fitted.

Thinking of Selling?

If you are considering selling or letting, our team of Chartered Surveyors and Estate Agents would be pleased to provide a no-obligation valuation. With strong local knowledge, sound market insight and a carefully considered approach to marketing, we offer clear advice tailored to your property and the current market. Please contact us to arrange a free appraisal.





Communal Areas

The internal communal areas are well maintained, with a passenger lift providing access to all floors and two separate stairwells serving the building. There is a residents' lounge arranged for relaxation and informal entertaining, with comfortable seating, cut pile carpet, decorative wall coverings and a kitchen area. Patio doors and casement windows overlook the well-tended communal gardens, creating a pleasant shared space for residents and visitors.

Rosebud Court is set within attractive and well-maintained communal grounds, with planted borders, established perimeter shrubs and paved seating areas for residents and guests. The gardens include benches, outdoor seating, parasols and pergola features, providing a pleasant outside space for relaxation during the warmer months. To the rear of the building there is secure gated parking, together with a mobility buggy store/charging area within the development. The external areas are maintained as part of the service charge, which includes upkeep of the gardens and grounds, exterior maintenance and communal areas.

Service Charge Information

The annual service charge is understood to be £3,874.04 for the financial year ending 31 March 2026. The service charge contributes towards the day-to-day running, maintenance and management of Rosebud Court.

The service charge is understood to include:

- 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 communal areas
- Buildings insurance

The service charge does not cover personal costs such as Council Tax, electricity or TV services. The brochure states that it does include the House Manager, water rates, 24-hour emergency call system, heating and maintenance of communal areas, exterior maintenance and gardening.

All leasehold charges, review periods and management information should be verified by the purchaser's solicitor before exchange of contracts.



Location

Rosebud Court occupies a convenient position on Westfield Road, within reach of Wellingborough town centre and its range of shops, cafés, supermarkets and day-to-day amenities. The development is also well placed for local healthcare facilities, bus services and open green spaces, with the apartment enjoying views towards St Barnabas Street and the surrounding area.

Wellingborough is a well-established Northamptonshire market town with a good selection of retail, leisure and community facilities. The town also benefits from a railway station providing services towards London St

Property Information

Local Authority: North Northamptonshire Council

Tenure: Leasehold

Council Tax Band: Band B **EPC Rating:** B

Remaining Lease Term: 990 years remaining

Ground Rent: £425 per annum **Service Charge:** £3,874.04 per annum

Services: Electricity, Water and Drainage

Central Heating: Electric Room Heating

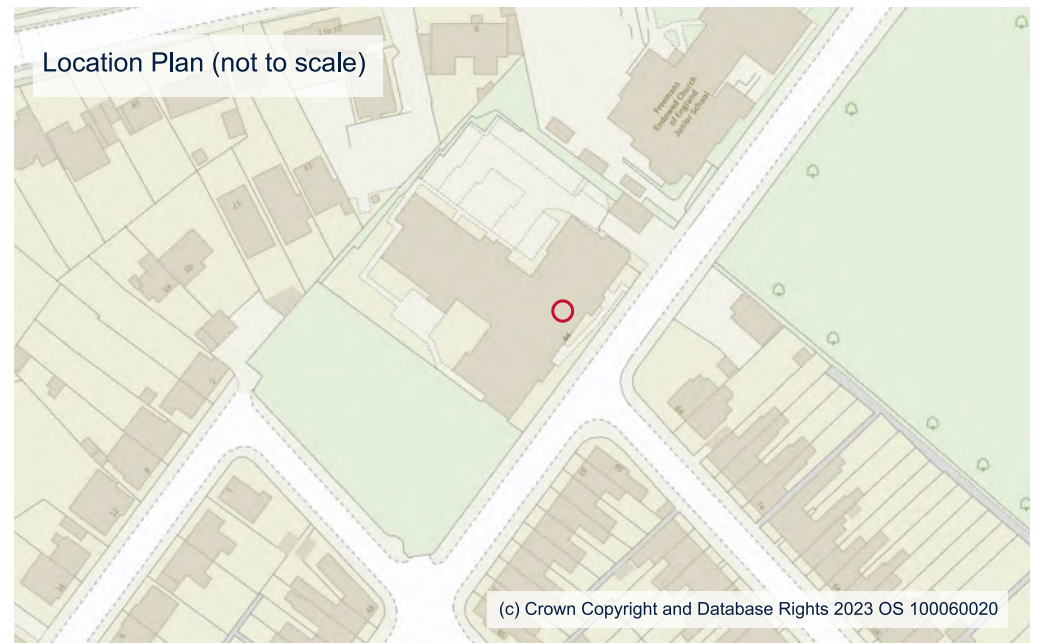
Broadband: Ultrafast Broadband available

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale.

In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



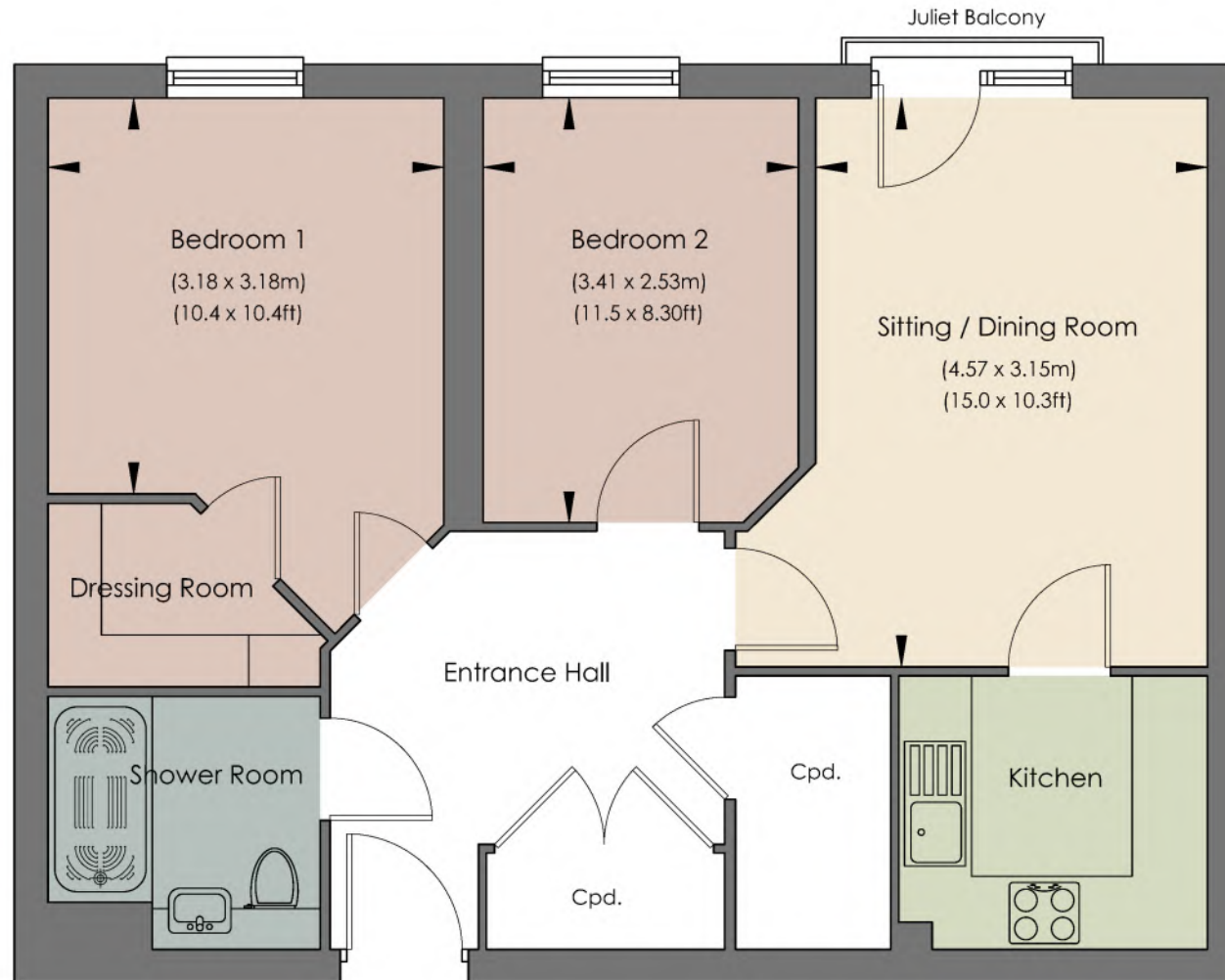
Rosebud Court, Wellingborough, NN8

Approximate GIA (Gross Internal Area) = 63 sqm (678 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FLOOR PLAN GIA = 63 sqm (678 sqft)



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