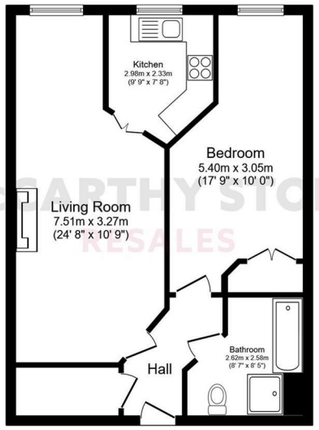
Excellent

Trustpilot

McCarthy & Stone
Resales.



McCARTHY STONE
RESALES

Total floor area 56.4 sq.m. (607 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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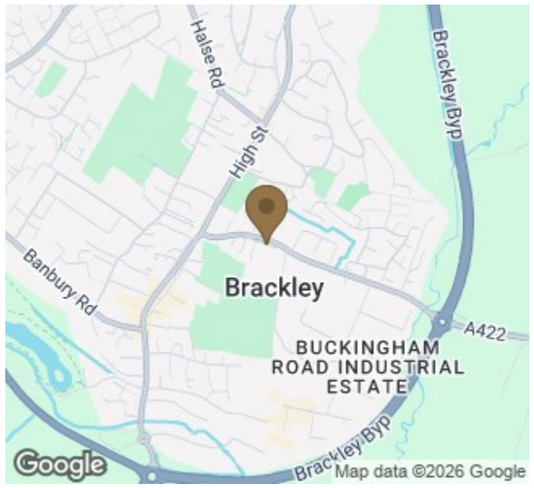

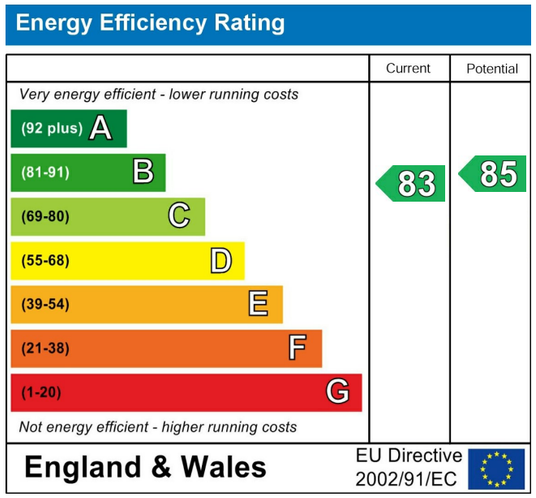

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







22 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 22 St Rumbolds Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £119,950
Leasehold

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

Why you'll love living here:

- Well presented apartment with a spacious living room with Juliet balcony
- Modern kitchen with built in appliances
- Double bedroom with additional, bespoke wardrobes
- Close to town centre and amenities
- Homeowners' lounge- with wi-fi connection
- Lift to all floors
- Landscaped garden
- Guest Suite
- Estate Management team
- 24-Hour emergency call system in apartments and communal areas

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

22 St Rumbolds Court, Brackley

1 | 1 | Asking price £119,950

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 first floor. The spacious living room boasts a extra space by the window, perfect for a dining table or use as a study area. 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.

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
Bright and spacious west facing living room. An additional space with a window is a perfect location for a dining table or use as a study/ hobby area. Two ceiling light fitting. TV & Telephone points. Power points, Part glazed double doors leading into the kitchen.

Kitchen
Modern fitted kitchen with a range of base and wall cupboards and drawers with a modern roll top work surface tiling over. Integrated fridge and freezer. Easy access mid level oven. Four ringed hob with extractor hood above. Electrically operated double glazed window positioned above the single drainer sink unit with mixer tap. Ceiling lights.

Bedroom
A bright and spacious bedroom with a double glazed window. Bespoke built in wardrobes in addition to the standard fitted wardrobe. Central light fitting. TV and telephone points. Power points, static emergency call point.

Bath/Wet Room
A purpose built wet room, with non slip safety 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: £9,361.92 for financial year ending 31/08/2027.

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

Additional Information & Services
- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













