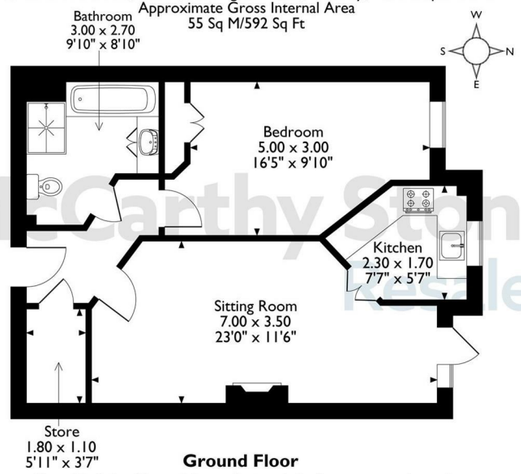
Excellent

Trustpilot

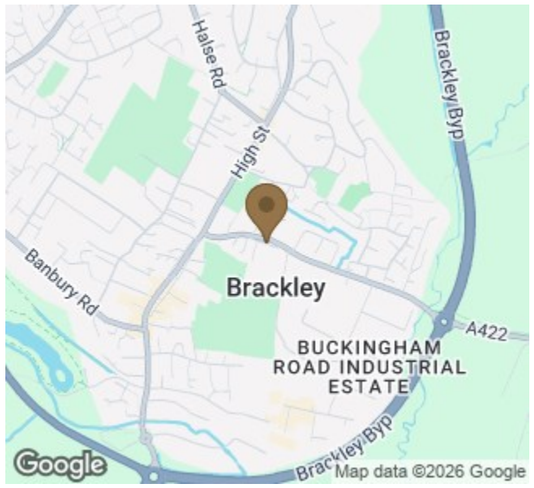
McCarthy & Stone
Resales.

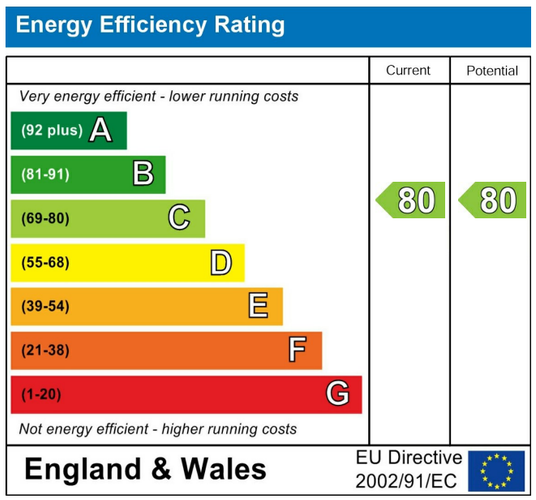
St. Rumbolds Court, Flat 19, Buckingham Road, Brackley, Northamptonshire
Approximate Gross Internal Area
55 Sq M/592 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8699599/DST.





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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







19 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 19 St Rumbolds Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £113,500
Leasehold

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

Why you'll love living here:

- Beautifully presented apartment with a spacious living room with patio access
- Modern kitchen with built in appliances
- Close to Brackley town centre and amenities
- On site restaurant serving freshley prepared lunches daily
- Homeowners' lounge- with wi-fi connection
- Estate Management team
- Landscaped garden
- 24-Hour emergency call system in apartments and communal areas
- Lift to all floors
- Guest Suite

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

19 St Rumbolds Court, Brackley

1 | 1 | Asking price £113,500

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
This bright and spacious apartment enjoys a peaceful setting with direct access to the patio, creating a relaxing and inviting living space. The property also benefits from a large storage cupboard, providing excellent additional storage. The modern kitchen is fitted with integrated appliances, while the generous double bedroom features a built-in wardrobe, offering ample storage space. The well-appointed bathroom includes a level-access shower for ease of use, as well as a separate bath, providing both practicality and comfort. A new 'Gledhill Pulsacoil' boiler fitted September 2026.

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 Sitting room.

Sitting Room
This well-presented sitting room is bright and welcoming, featuring large double-glazed doors that open directly onto the patio, creating a seamless connection to the outdoor space. The room benefits from two ceiling light fittings, TV and telephone points, ample power sockets, and part-glazed double doors leading through to the kitchen.

Kitchen
This modern fitted kitchen is thoughtfully designed and features a range of base and wall units with matching drawers, complemented by contemporary roll-top work surfaces and tiled splash backs. Integrated appliances include a fridge, freezer, and a conveniently positioned mid-level oven. A four ring hob with an extractor hood above provides a practical cooking space. An electrically operated double glazed window above the single drainer sink with mixer tap allows for natural light and ventilation, while ceiling lighting completes this bright and functional kitchen.

Bedroom
This bright and spacious double bedroom benefits from a double-glazed window, allowing plenty of natural light to fill the room. A fitted wardrobe provides ample storage, while the room also features a central ceiling light, Low level fitted chest of drawers.TV and telephone points, ample power sockets, and a 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
Annual Ground Rent £748.01
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£9,361.97 for financial year ending 31/08/2027.

Lease Information
Lease: 125 years from 1st June 2008
Ground rent: £741.08 per annum
Ground rent review: 1st June 2038

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.
- 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

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













