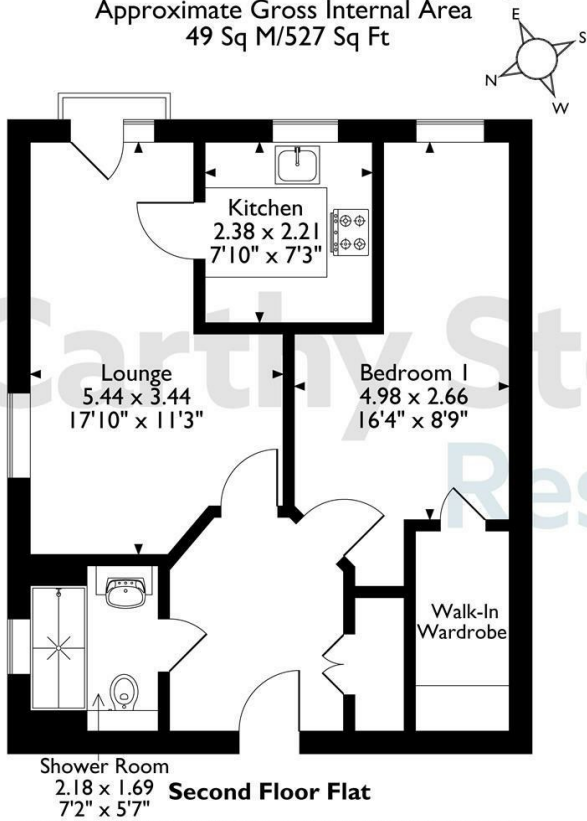
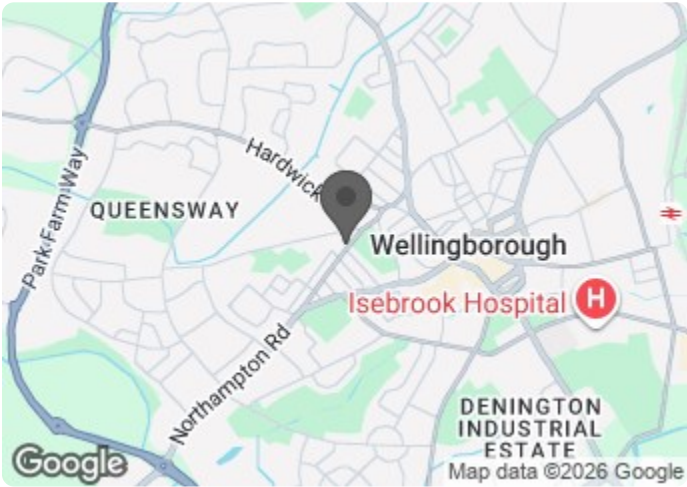


Flat 42, 44, Westfield Road, Wellingborough
Approximate Gross Internal Area
49 Sq M/527 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8694595/DST.

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

42 Rosebud Court

Westfield Road, Wellingborough, NN8 3FP



Asking price £180,000 Leasehold

This ONE BEDROOM, SSECOND FLOOR, retirement apartment with DUAL ASPECT views of the communal gardens. BRIGHT and AIRY living room and double bedroom with a MODERN KITCHEN with fully INTERGRATED APPLIANCES. This property also offers a LARGE WALK-IN WARDROBE and a stylish shower room. ALLOCATED PARKING INCLUDED.

The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and a communal lounge where SOCIAL EVENTS TAKE PLACE

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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. Please contact the Property Consultant for further information. 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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 any purpose is strictly prohibited.

Rosebud Court, Westfield Road, Wellingborough

Rosebud Court

This stunning new development has been designed to seamlessly fit with the local architecture. Located on Westfield Road, the development is situated within easy reach of Wellingborough's many shops, cafes, local amenities and excellent transport links. Our development has everything you need to get on with a full and active life. There's a homeowners' lounge and beautiful gardens, where you can enjoy the company of friends and family. There's even a guest suite, complete with TV and tea and coffee making facilities, so you can invite your friends and family to come and stay. Should you need assistance day or night we have installed a system that operates through a pendant and can summon help whenever you need it. If you have a mobility buggy, we have a dedicated room within the development to enable you to charge your buggy.

Local Area

The town of Wellingborough dates back to medieval times and has now become a thriving small town in the heart of the picturesque East Midlands. With a bustling town centre that features a good selection of shops including Morrisons, WHSmith, Boots and Costa Coffee. Wellingborough is located just 10 miles East of Northampton and offers a good network of bus services around the town and further afield. For day trips and weekends away Midland Railway offers regular services to London St Pancras, departing every 30 minutes as well as connections to Bedford, Luton, Kettering, Corby, Leicestershire, Nottingham, Derby, Sheffield and Leeds.

Entrance Hall

Solid wood door with spy hole and letter box. Ceiling light point. Security entry system speech module. Utility/store cupboard housing a washer/drier. Doors leading to living room, bedroom, shower room and storage.

Living Room

A bright and generously proportioned dual-aspect living room with a Juliet balcony and an additional side aspect window with views of the well kept communal gardens, creating a wonderfully light and airy feel. The room offers ample space for both lounge furniture and a dining table with chairs, making it perfect for everyday living and entertaining. Finished with two ceiling light fittings, TV and telephone points, and a part glazed wooden door leading through to the kitchen.



Kitchen

A stylish, contemporary fitted kitchen featuring a range of high-gloss white wall and base units complemented by wood effect roll edge work surfaces. Integrated fridge/freezer. Built in electric oven with an up and over door, with space above for a microwave. Four ring ceramic hob with an extractor hood and matching splash back. A stainless steel sink and drainer is positioned beneath a large double-glazed window, providing plenty of natural light.

Bedroom

A generous double bedroom featuring a large walk-in wardrobe with ample hanging space and storage. A large window fills the room with natural light, creating a bright and inviting atmosphere. There is also plenty of space for a vanity table, home office desk, or a bookshelf with a comfortable chair. Finished with a ceiling light fitting, TV point, and telephone point.

Shower Room

Contemporary, fully tiled shower room comprising a low level walk in shower with a glazed screen and support rail, a concealed cistern WC, and a modern vanity unit with an inset wash hand basin and illuminated mirror above. The room also benefits from a wall mounted heated towel rail and an emergency pull cord, offering both comfort and peace of mind.

Car Parking

The apartment has its own allocated car parking space 'V' within the private car park.

Service Charge (breakdown)

- 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

Annual Service Charge £2,704.46 or financial year ending



1 bed | £180,000

31/3/2027

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information

999 years from the 1st June 2018.

Ground Rent

Ground rent: £425 per annum.

Ground rent review: 1st January 2033.

Moving Made Easy & Additional Services

- ** Entitlements Service** Check out benefits you may be entitled to, to support you with living cost's.
- ** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

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

