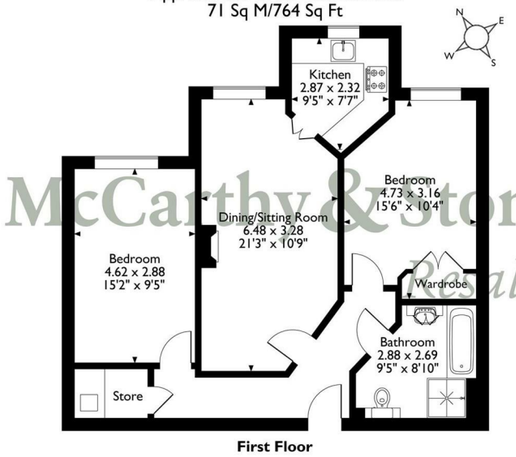
Excellent

Trustpilot

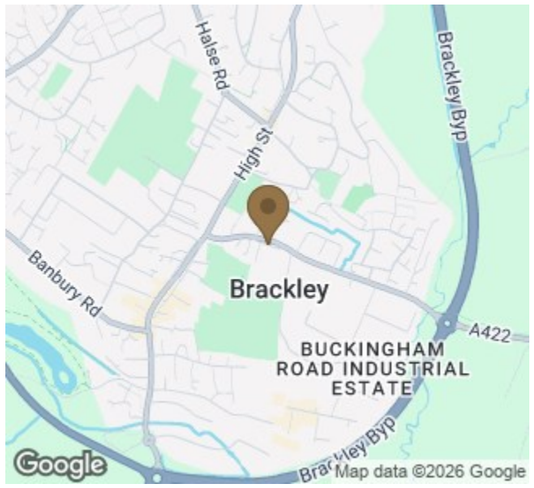
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Resales.

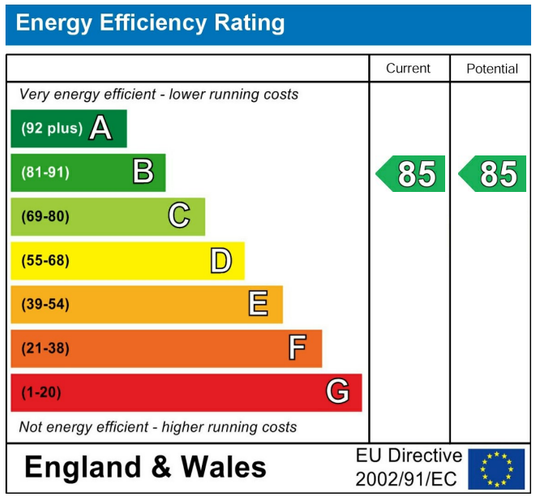
St. Rumbolds Court, Flat 38, Buckingham Road, Brackley
Approximate Gross Internal Area
71 Sq M/764 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







38 St Rumbolds Court

Buckingham Road, Brackley, NN13 7BF

2 | 1 | Council Tax Band: D

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

Asking price £89,000
Leasehold

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

Why you'll love living here:

- Well presented two bedroom garden facing retirement apartment
- Close to Brackley town centre
- Table service restaurant
- Communal lounge- with wi-fi connection
- Guest suite
- 24-hour Estate Management team
- Landscaped garden
- 24-Hour emergency call system in apartments and communal areas
- Laundry room
- Lift to all floors

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

38 St Rumbolds Court, Brackley

2 | 1 | Asking price £89,000

St Rumbolds Court
St Rumbolds Court is a picturesque development and is purposely designed to provide suitable surroundings to live an independent retirement. An Estate Manager is 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 bathrooms and main bedroom. The development has a homeowners' lounge, fitted with audio visual equipment and WiFi and is a superb venue for socialising with friends and family. 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). For added convenience there is an onsite table service restaurant with freshly cooked meals provided everyday.

Entrance Hallway
Front door with spy hole leads into the entrance hall. Airing/storage cupboard. Wall mounted emergency intercom and security door entry system. Emergency pull-cord. Other doors leading to the lounge, bedrooms and wetroom/ bath room.

Living Room
A well-presented living room featuring an attractive electric fire with surround, creating a welcoming focal point. A large window provides plenty of natural light and enjoys views over the maintained gardens. Part-glazed double doors lead through to the kitchen.

Kitchen
Fully fitted kitchen with a range of wall, drawer and base units, with a roll top work surface over and tiled splash back. Electrically operated window with garden outlook is positioned above the single drainer sink unit with mixer tap. Easy access mid level AEG oven with space above for Microwave. Four ringed AEG hob with extractor hood above. Integrated fridge and freezer.

Master Bedroom
A spacious principal bedroom featuring a large window overlooking the beautifully maintained gardens, together with a built-in double wardrobe providing generous storage.

Bedroom Two
A generously sized second bedroom with a window overlooking the beautifully maintained gardens. This versatile room could also be used as a dining room, home office or hobby space.

Wet-Room
A purpose built wet room with slip resistant safety flooring, equipped with a level access shower with curtain and support rail and separate low level bath, WC, vanity unit with inset wash hand basin, fitted mirror and shaver point, wall heater and wall mounted heated towel rail and emergency pull-cord.

Lease information
Annual ground rent: £876.98
Ground rent review date: 1st June 2038
Lease length: 125 years from 1st June 2008

Service Charge
What your service charge pays for:

• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £12,608.21 for financial year ending 31/8/2027.

Ask about our free entitlements service to find out what benefits you may be entitled to.

Car Parking Permit Scheme-subject to availability
The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

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













