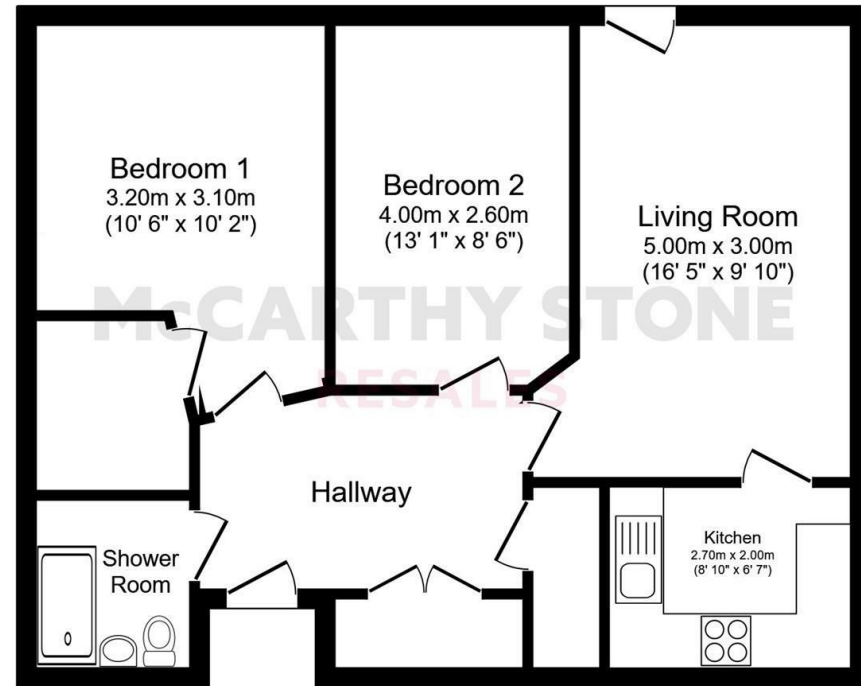


**39 Rosebud Court**

Westfield Road, Wellingborough, NN8 3FP

**PRICE  
REDUCED**



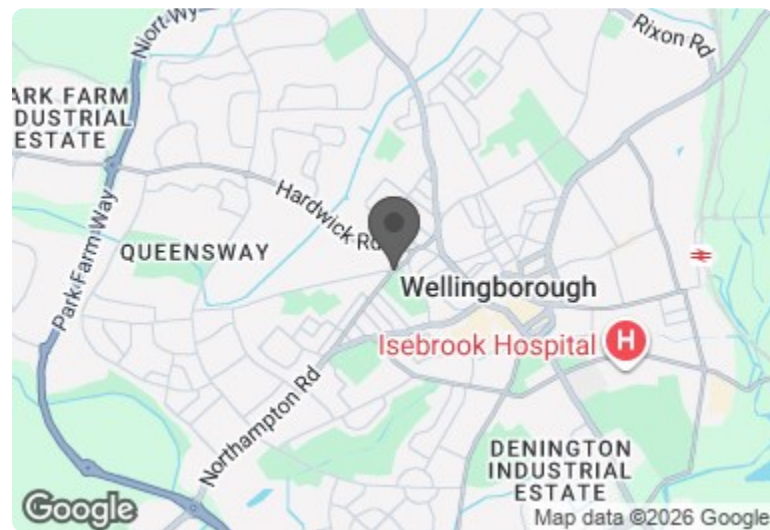
Total floor area 62.5 m<sup>2</sup> (673 sq.ft.) approx

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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**Council Tax Band: B**



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



**PRICE REDUCTION**

**Asking price £215,000 Leasehold**

\*Join us for coffee and cake at our Open Day - Wednesday 5th August 2026 - from 10am to 3pm - BOOK YOUR PLACE TODAY!\*

This well presented TWO BEDROOM second floor SOUTH EAST facing apartment in a desirable and far reaching views over the park opposite RETIREMENT LIVING DEVELOPMENT FOR THE OVER 60'S - less than half a mile from Wellingborough town centre.

**Call us on 0345 556 4104 to find out more.**

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# Rosebud Court, Westfield Road,

## 2 Bed | £215,000

PRICE  
REDUCED

### 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 leads to the spacious hall. Security entry system speech module. Double doors opening onto a utility cupboard housing a washer/drier and shelving. LED ceiling spotlights. Doors leading to living room, bedrooms and shower room.

### Living Room

Bright and airy living room benefitting from double glazed doors opening onto a Juliet balcony overlooking the communal gardens. Raised sockets, Sky/TV connectivity, telephone points. Ceiling lights, fitted carpets and curtains.

### Kitchen

A very modern fitted kitchen with a range of high gloss wall and base units, including an under unit bin storage. Granite styled roll edge work surfaces with matching splash back. Integrated fridge/freezer. Built in electric oven and space over for a microwave. Four ringed ceramic hob with extractor hood over. Stainless steel sink unit with mixer tap. Ceiling spotlights, under cupboard lighting, ceramic floor tiles.

### Master Bedroom

Spacious bedroom with a double glazed window. Walk-in wardrobe providing ample hanging rails and storage. Ceiling light fitting, fitted carpets. Electric heater. TV and telephone point.

### Bedroom Two

Double room which would also be perfect for use as a dining room or study. Double glazed window, electric heater, fitted carpets.

### Shower Room

Modern suite comprising of a low level entry shower cubicle with grab rails. WC with concealed cistern. Vanity unit with wash hand basin with illuminated, mirror fronted cabinet above. Wall mounted heated towel rail, ceiling spotlights, ceramic floor tiles.

### 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

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.

Annual Service charge: £3,874.04 for financial year ending 31/03/2026.

### Lease Information

Lease: 999 years from the 1st Jan 2018.

Ground rent: annual fee £425

Ground rent review: 1st Jan 2033

### 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 to.
- 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 speak with our Property Consultant today.
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

