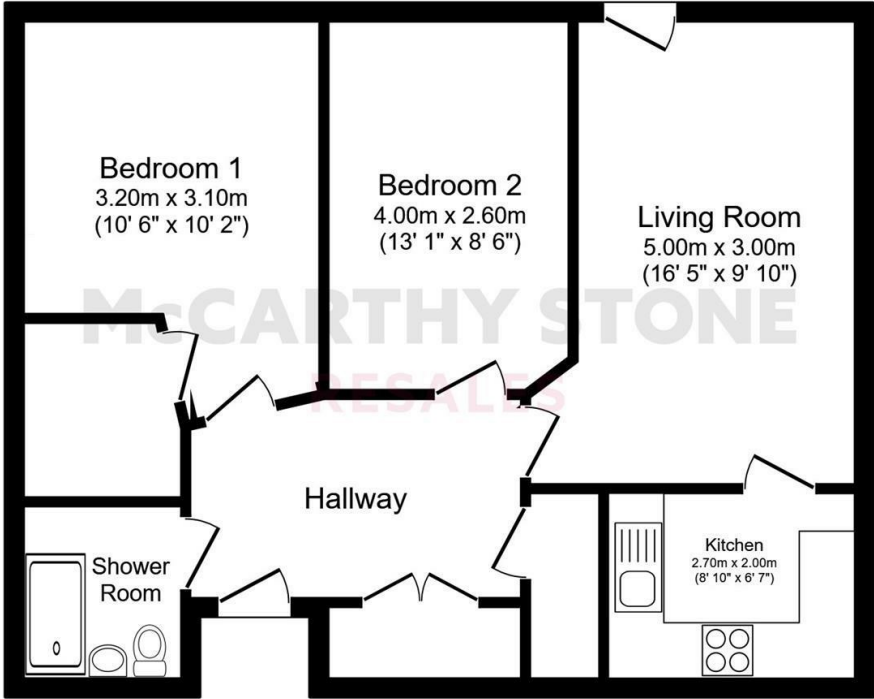


39 Rosebud Court

Westfield Road, Wellingborough, NN8 3FP



Total floor area 62.5 m² (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) A		
(81-91) B	84	84
(69-80) C		
(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	



Asking price £240,000 Leasehold

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.

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 that 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 commercial purposes is prohibited by the Copyright law and will be prosecuted.





# 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 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



# 2 Bed | £240,000

Consultant or House Manager.

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

## Lease Information

Lease length: 999 years from the 1st June 2018.

Ground rent: annual fee £425

Review date January 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 that can assist with service charges or living costs.
- 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

