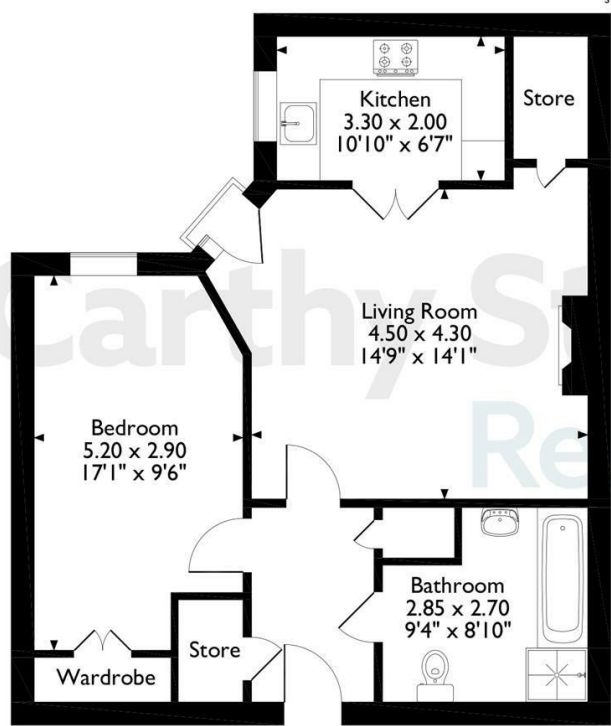
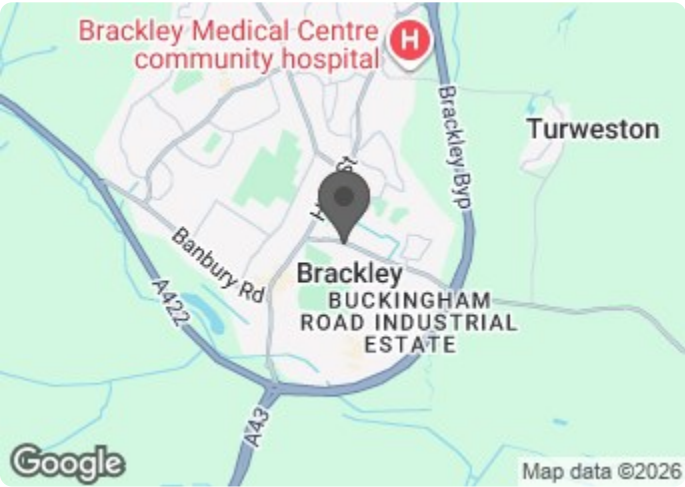


St. Rumbolds Court, Flat 24, Buckingham Road, Brackley, Northamptonshire
Approximate Gross Internal Area
60 Sq M/646 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8700414/DST.

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	86
England & Wales	EU Directive 2002/91/EC	

24 St Rumbolds Court

Buckingham Road, Brackley, NN13 7BF



Asking price £80,000 Leasehold

This BEAUTIFULLY presented retirement apartment offers a COMFORTABLE and PEACEFUL SETTING. The property also benefits with a GENEROUS living room, JULIET BALCONY and EXCELLENT STORAGE.

The development has EXCELLENT COMMUNAL FACILITIES including an on-site restaurant, landscaped gardens, function room and communal lounge where social events take place. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

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.

St Rumbolds Court, Buckingham Road, Brackley

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 Keynes 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 is filled with natural light, enhanced by a charming Juliet balcony. The property also benefits from three generous storage cupboards, providing excellent practical storage throughout. The modern kitchen is fitted with integrated appliances, while the spacious double bedroom features a built-in wardrobe, offering ample storage. The well-appointed bathroom includes a level-access shower and a separate bath, combining convenience with comfort.

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 living room.

Living Room

This spacious living room is bright and welcoming, with a double-glazed door opening inwards to a Juliet balcony overlooking the front of the development, allowing plenty of natural light to fill the room. The room features 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 well-proportioned double bedroom is filled with natural light from the double-glazed window, creating a comfortable and inviting space. A bespoke built-in wardrobe provides excellent storage, while further features include a central ceiling light, 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



1 bed | £80,000

- 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.

Service charge: £9,130.98 per annum (up to financial year end 31/08/2026).

Lease Info

Lease: 125 years from 1st June 2008

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

