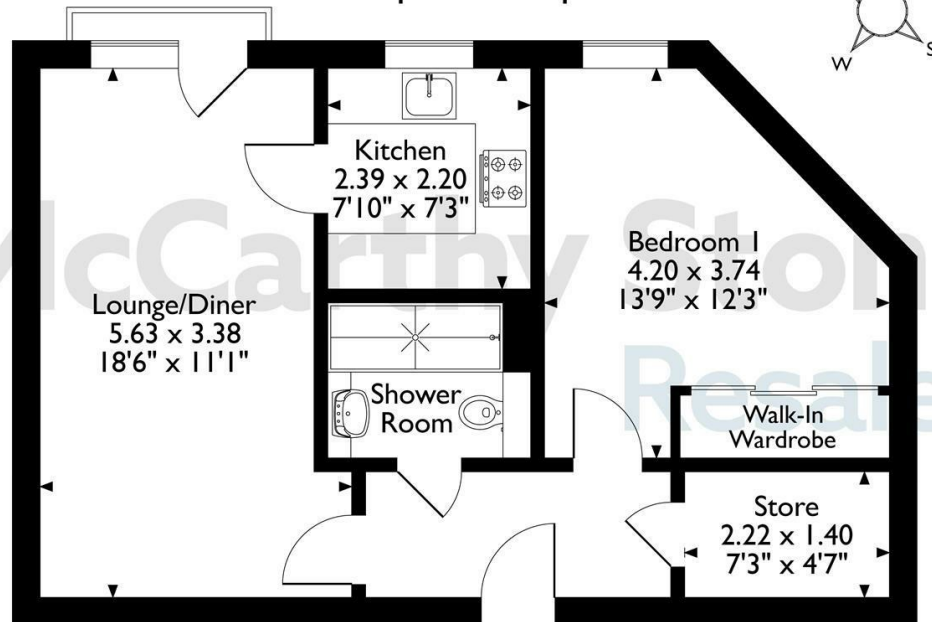


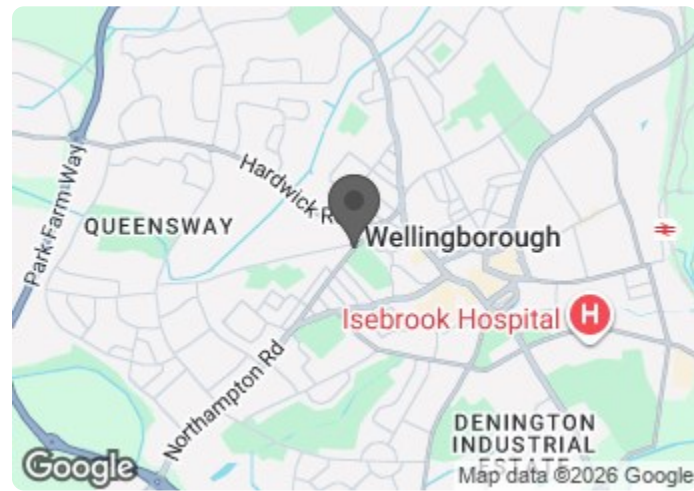
Flat 18, 44, Westfield Road, Wellingborough  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



**First Floor Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
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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>85</b>	<b>85</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	

**18 Rosebud Court**

Westfield Road, Wellingborough, NN8 3FP



**Asking price £170,000 Leasehold**

One bedroom retirement apartment on the FIRST FLOOR with a JULIET BALCONY. MODERN KITCHEN with built in appliances, double bedroom with FITTED WARDROBES and a CONTEMPORARY shower room completes this lovely apartment. 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 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 reproduction 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 and storage cupboard housing a washer/drier. Doors leading to living room, bedroom and shower room.

## Living Room

Bright and spacious living room with a double glazed door opening inwards to reveal a Juliet balcony, Electric fire provides a nice focal point. Two ceiling light fittings. TV and telephone points. Fitted carpets, curtains. A part glazed wooden door leading in to the Kitchen.

## Kitchen

Modern fitted kitchen with a range of wall and base units. Granite styled roll edge work surfaces with matching splash back. Integrated fridge/freezer and dishwasher. Built in electric oven with up and under door. Four ringed ceramic hob with extractor hood over. Stainless steel sink unit sits beneath a large double glazed window with fitted blind.

## Bedroom

A good sized double bedroom with a mirror fronted wardrobe providing ample hanging rails and storage. Ceiling light fitting. TV and telephone point.

## 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 mirror above. Wall mounted heated towel rail. Emergency pull-cord.

## 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

# 1 bed | £170,000

Annual Service Charge £2,704.46 for financial year ending 31st March 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 Information

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and 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

