McCarthy & Stone
RESALES

47 St Rumbolds Court Buckingham Road, Brackley, NN13 7BF
Asking price £150,000 LEASEHOLD

For further details
please call 0345 5564104

# 47 St Rumbolds Court Buckingham Road, Brackley, NN13 7BF

A BRIGHT AND SPACIOUS ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR

## 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. 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, 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 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 Wet Room, Bedroom and Living Room.

## Living Room

A cozy living room with a feature electric fire and surround. Dormer window overlooking the gardens. Two ceiling light fitting. TV & Telephone points. Power points. Part glazed double doors leading into the kitchen.

## Kitchen

Fitted kitchen with integrated fridge and freezer. Tiled splash back. Easy access mid level oven. Four ringed hob with extractor hood above. Double glazed window positioned above the single drainer sink unit with mixer tap. Ceiling lights.

## Bedroom

Double glazed dormer window with fitted curtain curtain. Central light fitting. Door to walk in wardrobe. TV and telephone points. Power points.

## 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 and emergency pull-cord.

## Ground Rent

Annual fee - £435

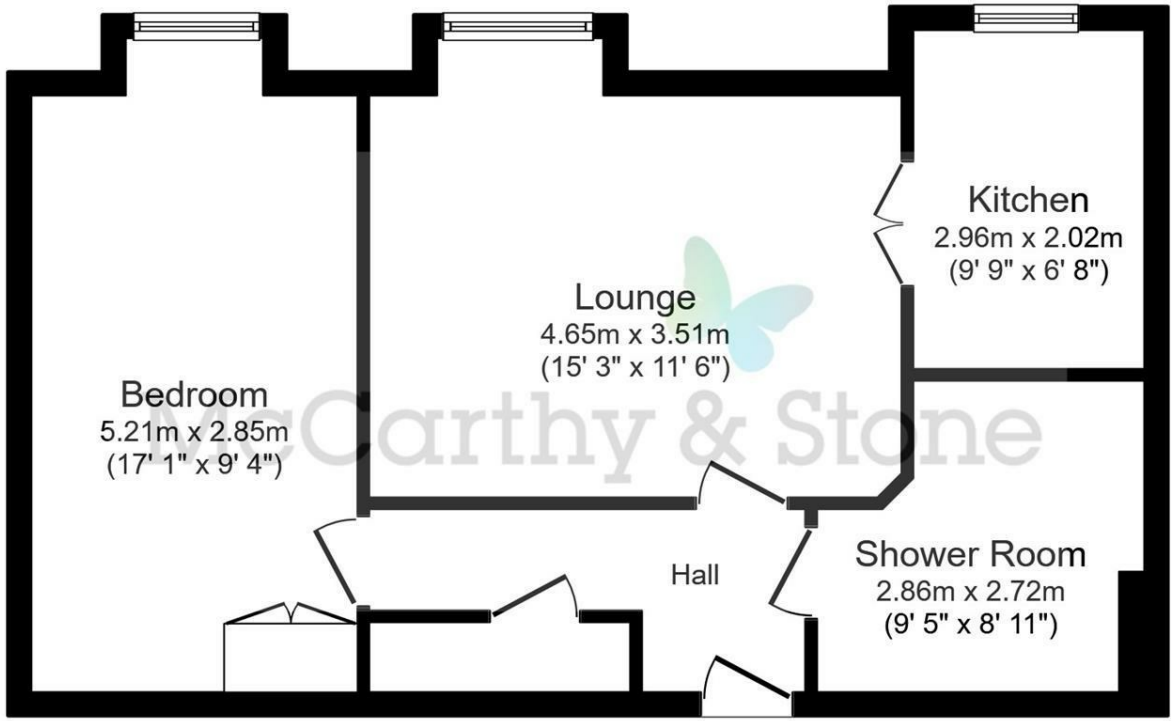
## Service Charge

- 24-Hour on-site staffing
- 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. To find out more about the service charges please contact your Property Consultant or Estate Manager.

## Lease Info.

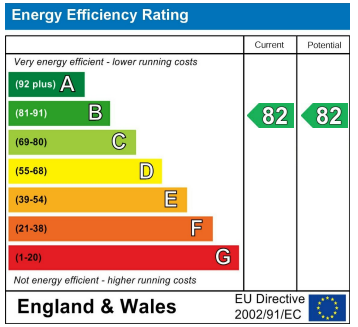
125 years from 1st June 2008

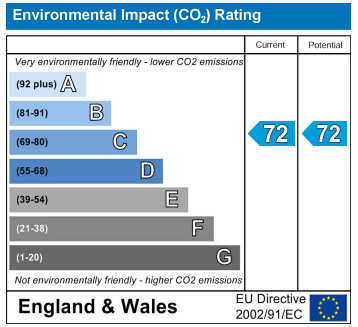



**Floor Plan**

Total floor area 53.0 sq. m. (570 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com




There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

## Please contact us if you require a larger print version

**For further details, please call 0345 5564104 or email resales@mccarthyandstone.co.uk**

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