



Total floor area 54.0 sq.m. (581 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	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## McCARTHY STONE RESALES

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## 37 ROSEBUD COURT

WESTFIELD ROAD, WELLINGBOROUGH, NN8 3FP



SUPERBLY PRESENTED two bedroom retirement apartment benefitting from a dual aspect living room with unique corner BAY WINDOW. Modern kitchen with BUILT IN APPLIANCES, master bedroom with WALK-IN WARDROBE and CONTEMPORARY SHOWER ROOM. The development offers excellent COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

### PRICE REDUCTION

**ASKING PRICE £230,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
[resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk) | [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

# ROSEBUD COURT, WESTFIELD ROAD,

## ROSEBUD COURT

This stunning development, designed for the over 60's, has been built to seamlessly fit with the local architecture. Situated on Westfield Road, the development is positioned within easy reach of Wellingborough's many shops, cafes, local amenities and excellent transport links.

Rosebud Court 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 particularly spacious hall. Security entry system speech module. Large storage cupboard. Double doors opening onto a utility cupboard housing a washer/drier. Fitted carpets, ceiling spotlights. Doors leading to living room, bedrooms and shower room.

## LIVING ROOM

Bright and airy, dual aspect living room benefitting from a unique corner bay window allowing lots of natural light to flood in. Raised sockets, Sky/TV connectivity, telephone points. Ceiling lights, fitted carpets, curtains and fitted blind. Double part glazed doors lead to the separate kitchen.

## KITCHEN

A modern fitted kitchen with a range of high gloss wall and base units with a roll edge work surfaces and matching upstand. Integrated fridge/freezer. Built in electric oven with up and under door and space over for a microwave. Four ringed ceramic hob with extractor hood over. Stainless steel sink unit sits beneath a large double glazed window. Ceiling spotlights, under pelmet lighting, ceramic floor tiles.

## MASTER BEDROOM

Spacious bedroom with a double glazed bay window providing an ideal space for a dressing table. Walk-in wardrobe providing ample hanging rails and storage. Ceiling light fitting, fitted carpets, colour coded venetian blinds. Electric heater. TV and telephone point.

## BEDROOM TWO

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



# 2 BEDROOMS £230,000

## 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 above. Wall mounted heated towel rail, ceiling spotlights, ceramic floor tiles.

## ALLOCATED PARKING

This apartment has an allocated car parking space in the private car park.

## 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 annual service charge is £3,453.47 for the financial year ending 31/03/2024. 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 House Manager.

## LEASE INFORMATION

999 years from the 1st June 2018

Ground rent: £495 per annum

Ground rent review: 1st June 2033

