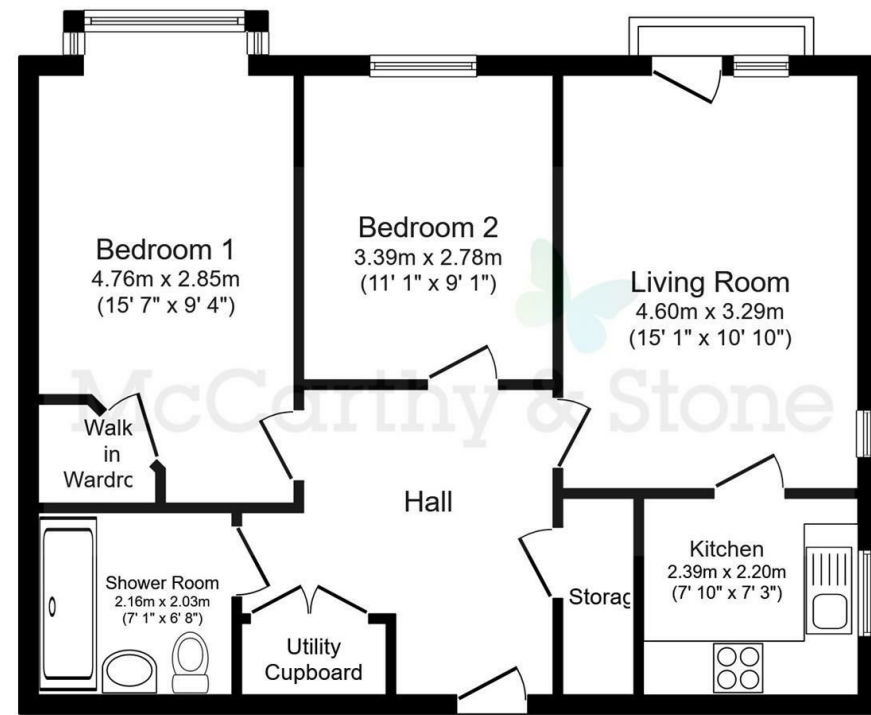


McCARTHY STONE RESALES

25 ROSEBUD COURT

WESTFIELD ROAD, WELLINGBOROUGH, NN8 3FP



Total floor area 63.8 sq.m. (686 sq.ft.) approx

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			



McCARTHY STONE RESALES

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McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

SUPERBLY PRESENTED two bedroom retirement apartment benefitting from a spacious, dual aspect living room with a JULIET BALCONY. Modern kitchen with BUILT IN APPLIANCES, master bedroom with WALK-IN WARDROBE, CONTEMPORARY SHOWER ROOM and PARKING SPACE completes this stunning apartment. The development offers excellent COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

PRICE REDUCTION

OFFERS IN THE REGION OF £207,950

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

ROSEBUD COURT, WESTFIELD ROAD,

2 BEDROOMS £207,950

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.

APARTMENT OVERVIEW

A well presented first floor apartment benefitting from a bright and airy living room with a Juliet balcony, allowing the natural air to flood in. Modern

kitchen has built in appliances. Spacious hall with access to a utility cupboard housing a washer drier and a separate storage cupboard. Two double bedrooms, the master complete with a walk-in wardrobe and a contemporary shower room completes this lovely apartment. An allocated parking space within the private car park is included.

ENTRANCE HALL

Solid wood door with spy hole and letter box leads to the 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 double glazed doors opening onto a Juliet balcony. 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 very 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 with colour coded venetian blind. Ceiling spotlights, under unit 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 or study. Double glazed window, electric heater, fitted carpets, colour coded venetian blinds.

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 spaces 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 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.

Service charge: £3,077.52 per annum (for financial year end 31/03/2023).

LEASE INFO.

999 years from the 1st June 2018.

GROUND RENT

Ground rent: £425 per annum
Ground rent review: January 2033

