

Flat 28, 44, Westfield Road, Wellingborough
Approximate Gross Internal Area
66 Sq M/710 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8679486/DST.

Council Tax Band: B



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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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



28 Rosebud Court

Westfield Road, Wellingborough, NN8 3FP



Asking price £230,000 Leasehold

BEAUTIFULLY PRESENTED two bedroom first floor apartment with SUNNY SOUTH WEST facing aspect and GARDEN OUTLOOK.

Rosebud Court is a retirement living development offering excellent COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

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

Rosebud Court, Westfield Road, Wellingborough

Rosebud Court

This stunning 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. Just a short drive or bus ride away you will find Rushden Lakes a great day out. Offering a wide range of High Street brands including a M&S and food hall, a Cinema, coffee shops and restaurants or just enjoy a walk around the lake. 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 spacious hall. Security entry system speech module. Large storage/airing cupboard Double doors opening onto a utility cupboard housing a washer/drier and shelving. Doors leading to lounge, bedrooms and shower room.



2 Bed | £230,000

Lounge

Bright and airy south facing lounge with a Juliet balcony which allows lots of natural light in and has an attractive garden outlook. The room has ample space for dining. Sky/TV connectivity, telephone point, ceiling light and raised height power points.

Kitchen

Modern fitted kitchen with a range of high gloss wall and base units and pan drawers with a roll top work surface over. Stainless steel sink unit sits beneath the south west facing and garden outlook window. Built in electric oven and space over for a microwave. Four ringed ceramic hob with extractor hood over. Integrated fridge/freezer. Central ceiling and under cupboard lighting.

Master Bedroom

Spacious bedroom with a south west facing garden window and has the benefit of a built in mirror fronted wardrobe with hanging rail and shelving. Sky/TV connectivity, telephone point, ceiling light and raised height power points.

Bedroom Two

Double second bedroom which would also be perfect for use as a dining room or study also benefits from a sunny south west facing position and garden outlook. Ceiling light and raised height power points.

Shower Room

Modern suite comprising of a low level entry shower cubicle with grab rails and curtain. Raised WC with concealed cistern. Vanity unit with wash hand basin with illuminated, mirror above. Wall mounted heated towel rail, ceiling spotlights, ceramic floor tiles.

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, to find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,874.04 for financial year ending 31/03/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information

Lease: 999 years from the 1st June 2018

Ground rent: annual fee of £495.

Ground rent review date: 1st January 2033

Moving Made Easy & Additional Information

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 to.
- 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

