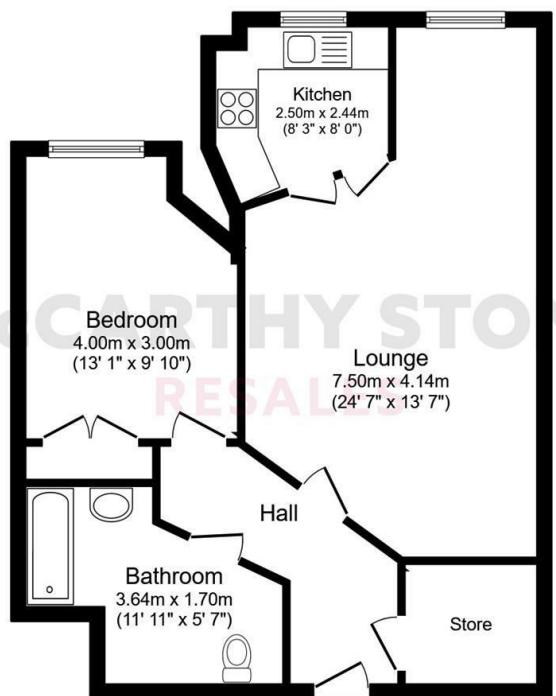


PRICE  
REDUCED

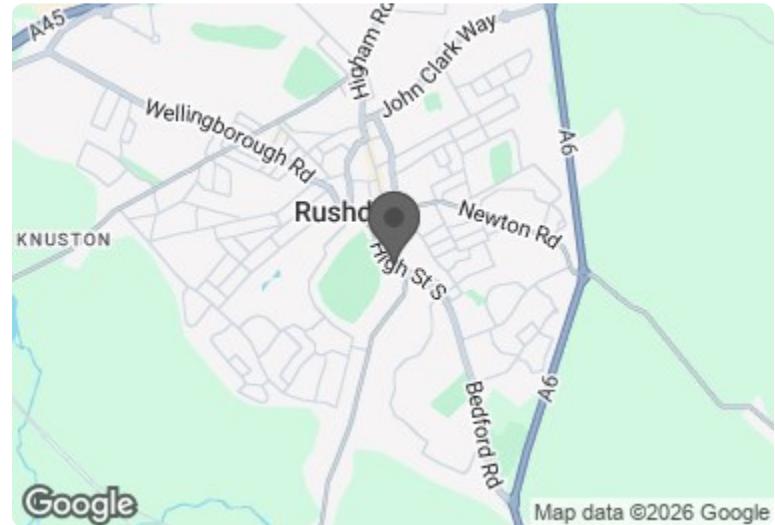


Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

**Council Tax Band: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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		

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.



## 37 Townsend Court

High Street South, Rushden, NN10 0FR



PRICE REDUCTION

**Asking price £98,000 Leasehold**

A CHARMING one bedroom retirement apartment located on the FIRST FLOOR. With a WESTERLEY ASPECT you can enjoy the views of the beautifully maintained communal gardens from the JULIET BALCONY in the lounge.

Discover the perfect blend of comfort and convenience at Townsend Court, with excellent communal facilities. You can enjoy social events in the communal lounge and enjoy the table service restaurant.

**Call us on 0345 556 4104 to find out more.**

# High Street South, Rushden

1 Bed | £98,000

PRICE  
REDUCED

## Townsend Court

Townsend Court is a McCarthy & Stone Retirement development and consists of 69 one and two bedroom apartments. Located on High Street South less than one mile from Rushden town centre. Townsend Court boasts a large conservatory, library and south facing garden, and Rushden Hall Park right next door with 32 acres of beautiful parkland open to the public. Situated only 100 yards away from the bus stop, homeowners benefit from an excellent bus service, providing regular routes to local towns and villages such as Olney Village and further afield.

An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have.

Townsend Court have CQC registered staffing to provide personal care and medication packages where required. Within the service charge homeowners are allocated 1 hours domestic assistance per week. For your reassurance the development has secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom. The development has a homeowners' lounge which 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) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

## Local Area

Townsend Court is located in the heart of Rushden Town Centre and offers a wealth of independent businesses as well as well-known high street brands within an attractive late Victorian/ Edwardian setting, an enduring reminder of Rushden's rise to prominence as a 'boot and shoe' town. Sainsbury's supermarket is nearby.

Rushden Lakes is in easy reach and offers an exciting new dimension to the existing town providing 30 acres of high quality shopping, restaurants, 12-screen cinema, and incorporates 214 acres of lakes for leisure activities - an area of

outstanding natural beauty for everyone to explore and enjoy. Rushden is centrally located on the A6 between Bedford and Kettering. The county of Bedfordshire borders the town to the south whilst to the north lies the River Nene and the stunning landscapes and world-class wildlife of the Nene Valley. Convenient road links via the A45 connect Rushden to the neighbouring towns of Wellingborough (4 miles) and Northampton (16 miles) and the M1 motorway westbound. The A14, the M1/M6 (North) and A1 are also within easy reach. Peterborough (30 miles), Milton Keynes (23 miles), Cambridge (44 miles) and the East coast are also easily accessible. Rushden is also well placed for train and airport links.

## Entrance Hall

Front door with spy hole leads to the entrance hall. The 24-hour emergency response system is located within the hall. Smoke detector and apartment security door entry system with intercom. Wall mounted thermostat. Doors lead to the living room, bedroom, and bath/shower room.

## Living Room

Bright and spacious living room benefitting from a Juliet balcony overlooking the gardens and adjacent Park. Two ceiling light points. TV point. Telephone point. A range of power sockets. Electric fire and surround. Glazed wooden double doors opening to separate kitchen.

## Kitchen

Fitted kitchen has a range of fitted wall and base, cupboards, and drawers. The extended roll edge work surfaces are finished with a tiled splash back. Stainless steel sink unit with mixer tap, built in electric oven and electric ceramic hob with extractor hood, in an 'as new' condition. Integrated under counter fridge & freezer. Double glazed window, anti-slip flooring.

## Bedroom

Double bedroom featuring a double glazed window overlooking the gardens. Built in wardrobes. Wall mounted heater. TV and telephone point. Power points. Emergency pull-cord. Built in wardrobe.

## Bath/shower Room

Purpose built wet room comprising; low level bath; shower unit with grab rails and fitted curtain; vanity unit wash hand basin and

fitted mirror above; ceiling light; emergency pull-cord, and heated towel rail.

## 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 please contact your Property Consultant or House Manager.

Annual service charge: £8,041.59 for financial year ending 31/08/2026.

## Parking Permit Scheme (subject to availability)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Lease Information

Lease: 125 years from 1st June 2008

## Ground Rent

Ground rent: £748.01 per annum  
Ground rent review: 1st June 2023

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

