

PRICE REDUCTION



McCarthy & Stone
RESALES



7 Rosebud Court Westfield Road, Wellingborough, NN8 3HD
Asking price £160,000 Leasehold

For further details
please call 0345 556 4104

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IMMACULATELY presented ground floor apartment with a PRIVATE PATIO AREA. Spacious living room, MODERN KITCHEN with built in appliances, double bedroom with a WALK-IN WARDROBE and a contemporary shower room completes this lovely apartment. The retirement development has EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

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. 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. The recently constructed Rushden Lakes Retail Park is located 5

miles away, offering a wide selection of High Street shops, bars, restaurants and cinema. A perfect day out for all your shopping and dining requirements or just to sit and enjoy a coffee and take in the views or a stroll around the lake.

Entrance Hall

Solid wood door with spy hole and letter box. Ceiling light point. Security entry system speech module. Utility/storage cupboard housing a washer/drier. Doors leading to living room, bedroom and shower room.

Living Room

Bright and airy living room benefitting from a double glazed door opening on to a patio area. Two ceiling light fittings. TV and telephone points. A part glazed wooden door leading in to the Kitchen.

Kitchen

A very modern fitted kitchen with a range of wall and base units. Granite styled roll edge work surfaces with matching splash back. Integrated fridge/freezer. Built in electric oven with up and under door. Four ringed ceramic hob with extractor hood over. Stainless steel sink unit sits beneath a large double glazed window. Ceiling spotlights.

Bedroom

A good sized double bedroom. Walk-in wardrobe providing ample hanging rails and storage. Ceiling light fitting. TV and telephone point.

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 mirror above. Wall mounted heated towel rail. Emergency pull-cord.

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.

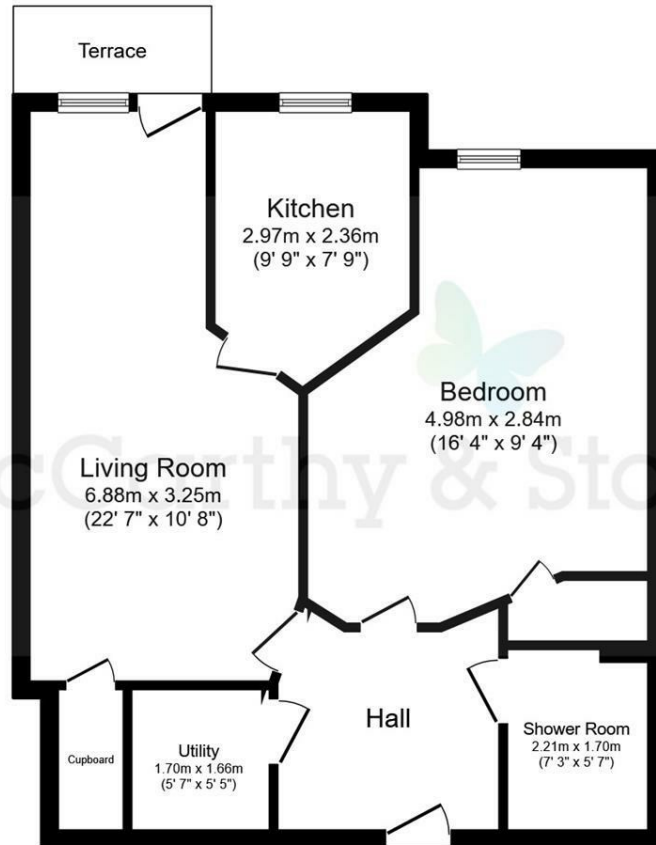
Lease Info.

999 years from the 1st June 2018.

Ground Rent

Annual fee - £425





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

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
	83	83		87	87
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
 Registered Office: Fourth Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
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