



**38 Townsend Court High Street South, Rushden
Northamptonshire NN10 0FR
Price £68,000 Leasehold**

Offered for sale is this one bedroom, spacious apartment situated in the ever popular McCarthy Stone complex, situated on the first floor. Townsend Court offers an abundance of Communal facilities to include a Restaurant, Library, Lounge, Conservatory and Guest Suite for any visiting family or friends. The apartment itself has been very well cared for and benefits from new carpets.

*TENURE - LEASEHOLD

*COUNCIL TAX BAND - C

- No Onward Chain
- One Bedroom First Floor Apartment
- Kitchen With Fitted Fridge, Freezer, Oven & Hob
- Energy Efficiency Rating - B84
- Age Range 60 Years and Over Only
- Large Living Room With Juliette Balcony
- Delightful Communal Gardens
- Superb Assisted Living Complex
- Wet Room / Bath Room / WC
- Communal Parking



Townsend Court

Townsend Court is an Assisted Living development of 69 one and two bedroom apartments for the age group 60 years and over. Situated on High Street South less than one mile from the town centre and overlooks Hall Park grounds at the rear of the development.

Rushden benefits from a position close to the regions major road network and is within easy reach of the M1 and M6 motorways, giving access to larger towns such as Wellingborough and Northampton.

Residents of Townsend Court will be able to take advantage of an excellent bus service, which provides regular routes to local towns and villages, with a bus stop located only 100 yards away.

McCarthy Stone

McCarthy Stone specialises in the construction of purpose built retirement properties. This means that the features designed into our developments could be of particular interest to you. The process begins from the moment we plan the location of a new scheme, right through to the detail touches that provide practicality and ease of maintenance with the older homebuyer in mind.

Safe and Secure with McCarthy Stone

A TV camera at the main entrance allows you to view visitors on your TV before deciding whether to let them in. You can even talk to them on the intercom and unlock the door without having to leave your apartment.

All McCarthy Stone developments also include an intruder and smoke alarm system in both individual apartments and the communal areas - all connected to Careline - you will never have felt safer or more secure.

Key Features

- Waitress Service Restaurant
- Function Room
- Residents' Lounge
- Conservatory
- Library
- Guest Suite
- Battery Car Store
- Laundry Room
- Lift
- Camera Entry System
- Staff On Site 24-hours
- Domestic Assistance
- Personal Care by Arrangement
- Bath and Separate Level Access Shower Area
- Communal Parking
- Superb Communal Gardens

Leasehold Information

This property is leasehold.

We are advised by our Vendor client the property was constructed in 2012, offered on a 125 year Lease at that time and therefore there are approximately 113 years remaining on the Lease.

Contingency Fee

The leases and deeds of conditions of the apartments require the homeowners (sellers) to pay a service charge contingency fund contribution of 1% of the sale price or, where it is not a sale, the open market value, on certain transactions. These contributions supplement the service charge contingency fund which in turn has the benefit of reducing the annual service charge contingency fund contribution.

Ground Rent

We are advised that the ground rent is £748.01 Per Annum.

The cost of the Ground Rent was reviewed in 2024, and is due to be reviewed again in 15 years (2039).

Service & Maintenance Charges

We are advised that the service charge is £8,410.60 per annum. This works out at £700.88 per calendar month.

The service charge is fixed until August 31st 2026.

Service & Maintenance Charges are payable by all residents at Townsend Court to "Your Life" Care & Management.

It covers the costs of items such as staff costs, emergency call system, external maintenance and redecoration of communal areas within the building, gardening, building insurance and water usage. Also, there is a weekly cleaning service and laundry facilities included within this service and maintenance charge.

All of this information regarding the lease, ground rent, service & maintenance charges etc will naturally need

to be clarified by any potential Purchaser's Solicitors / Conveyancers before committing to legal exchange of contracts.

One may also feel free to contact the managers office at Townsend Court on 01933 418 882 they will be happy to answer any questions regarding the development etc. They can also be contacted via email on townsendcourt.estatemanager@yourlife.co.uk

Location

Townsend Court is situated on High Street South, close to the turning opposite into Crabb Street. Viewings should be made via ourselves the Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - B84

Certificate number - 2091-6913-6050-9104-4001

Communal Reception Hall & Corridors

Providing access to all levels of the building. Door to number 38.

General

Apartment 38 can be found on the first floor and has double glazing and energy efficient electric slimline heaters, light fittings and fitted carpets. To the hall there is a mains connected smoke detector, illuminated light switches for the bathroom and bedroom.

Accommodation

Hall

Walk in Airing Cupboard

Housing hot water cyclinder.

Living Room 24'8" x 10'8" (7.53 x 3.24)

Maximum measurement.

Kitchen 5'7" x 7'7" (1.71 x 2.32)

Minimum measurement, plus angled wall area. Fitted Fridge, Freezer, Electric Oven & Electric Hob.

Bedroom 13'4" x 10'2" (4.06 x 3.10)

Maximum measurement, plus door recess, plus built in wardrobe.

Bath / Shower Room / WC 9'4" x 9'7" (2.84 x 2.91)

Outside

Communal Gardens

Pleasant gardens to the side and rear of the development, accessed via the Conservatory and featuring an array of well stocked borders as well as patio and seating areas.

Communal Parking

On a first come, first serve basis.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Disclaimer

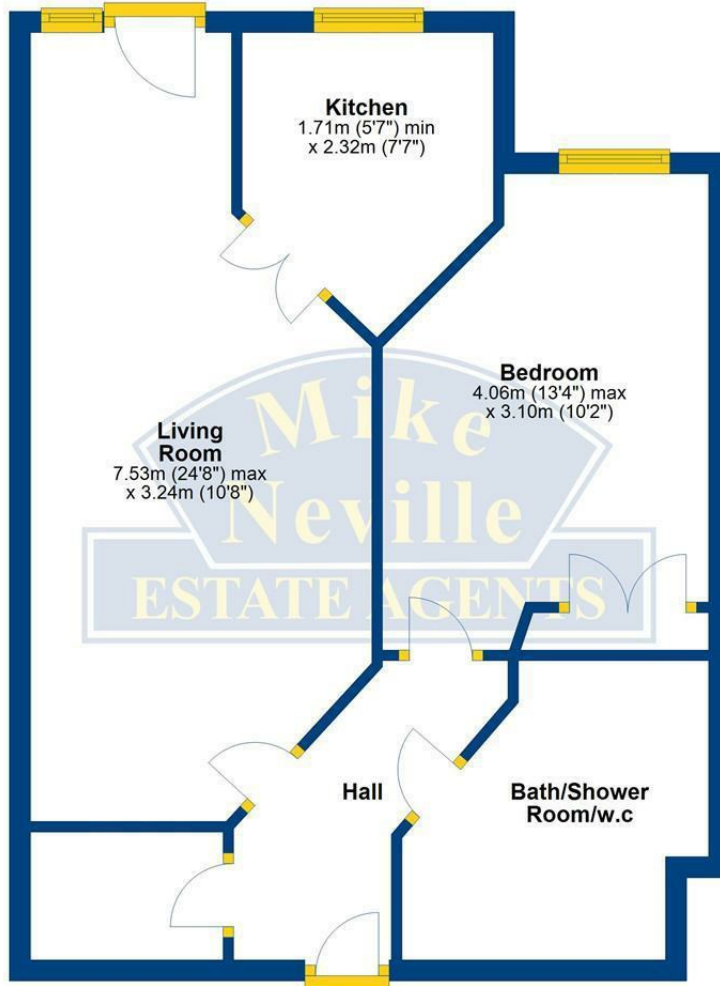
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First Floor

Approx. 53.5 sq. metres (575.5 sq. feet)



Total area: approx. 53.5 sq. metres (575.5 sq. feet)