



**44 The Cloisters, Rushden
Northamptonshire NN10 0HA
Price £199,950 Leasehold**

A fantastic opportunity to purchase a fully modernised first floor apartment in the very sought after retirement village of The Cloisters, being a simply superb complex in thereabouts 2 acres of stunning floral grounds, with the development itself only being suitable for the age group 55 years and over. The property benefits from a lounge, dining area, balcony, modern kitchen, two bedrooms and modern shower room. Viewing is highly advised.

- No Onward Chain
- Sought After Property
- Balcony
- Energy Efficiency Rating - D64
- Sheltered Scheme for the over 55's Only
- Two Bedrooms
- Communal Parking
- Close To Local Amenities
- First Floor Apartment
- Superb Communal Gardens



Introduction

Situated within the superb Cloisters complex – being Rushden's most sought after part-sheltered scheme. The environment at The Cloisters allows for total independence, yet retaining the security of each apartment owner (Careline pendant linking through to emergency call out, in case the need arises/in case of emergency, etc. This naturally gives both the property owners and their family peace of mind).

The original development was carried out during 1987 within the former grounds of the Rushden Rectory. One of the main features of The Cloisters is the superbly maintained communal gardens, which can be enjoyed by the residents at The Cloisters. In addition to this, there is the Communal Day Room, hosting coffee mornings and social events throughout the year. In summarising, an immediate viewing of this property comes highly recommended to avoid any form of disappointment.

NB: The former Cloisters Care Home is now a private residence, and has been for many years.

NB: There are no pets allowed at this development.

Location

Situated off the Rectory Road in Rushden, opposite Coffee Tavern Lane. The Cloisters is within the heart of Rushden Town Centre and very close to High Street shopping, Public Library, medical centres, Parish Church, bus routes, etc. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - D64

Certificate number - 2091-8516-4050-7109-7001

Leasehold Information

This property is Leasehold.

The concept at The Cloisters, is within part sheltered housing catering for applicants in the age group 55 years plus only and with each of the units offering a new 125 year lease upon purchase. Current lease of 125 years has 105 years remaining.

Service & Maintenance Charges

We are advised that the service and maintenance charges are £1,740.00 per annum (including buildings insurance). (£145.00pcm) (There is no ground rent).

The cost of the Service Charges are due to be increased from £145.00pcm to £160.00 pcm in July 2025 (£1,920.00 per annum).

All of this information regarding the lease, service & maintenance charges will naturally need to be clarified by any potential Purchaser's Solicitors / Conveyancers before committing to legal exchange of contracts.

Accommodation

Ground Floor

Communal Entrance Hall

Providing access to four apartments only. Stairlift to first floor, owned by numbers 44 and 46. Maintenance and insurance costs split between the two apartments only.

First Floor

Storage cupboard. Entrance door to number 44.

Hall

Two storage cupboards.

Lounge 11'6" x 9'11" (3.51 x 3.01)

Minimum measurement, plus door recess. Fireplace and electric fire.

Balcony

A very pleasant sitting out area, with views over the communal grounds. Accessed off the lounge.

Dining Room 8'3" x 7'5" (2.51 x 2.25)

Kitchen 8'4" x 7'5" (2.53 x 2.25)

Electric oven. Electric hob. Extractor. Space and plumbing for washing machine. Space for fridge/freezer.

Bedroom 1 9'7" x 10'2" (2.91 x 3.11)

Large, freestanding wardrobes included within the sale.

Bedroom 2 8'11" x 7'0" (2.71 x 2.14)

Minimum measurement. Loft ladder access to a boarded loft space, with power and light connected. The loft houses the hot water cylinder.

Shower Room / WC

Linen cupboard.

Outside

Communal Gardens & Areas

SUPERB COMMUNAL GARDENS - with sitting out patios, lawns, well tended and maintained shrub and flower borders, with the garden responsibility down to the management company at The Cloisters.

COMMUNAL DAY ROOM - used for meeting up for coffee, events, social gatherings etc. Situated in the communal gardens.

COMMUNAL CLOTHES DRYING AREAS. BIN AREA. STORAGE AREA.

Communal Parking

For both apartment owners and visitors, at the front of the development.

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

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).

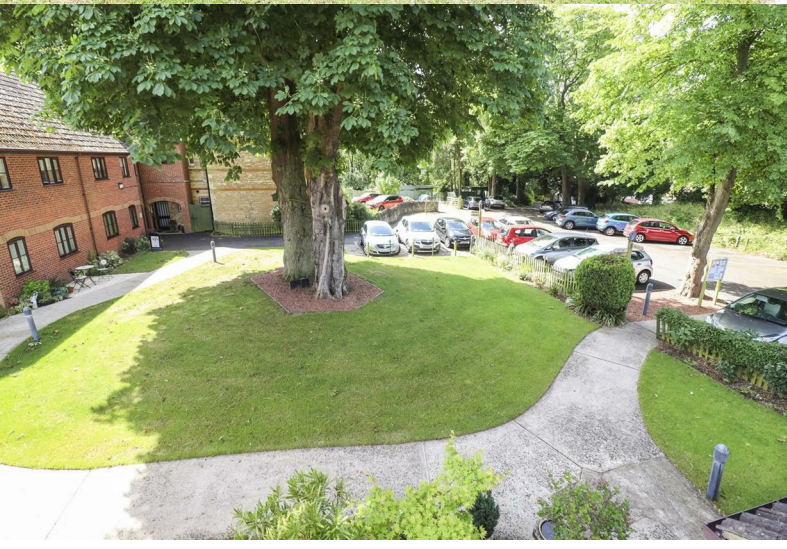
Floorplans

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.

Disclaimer

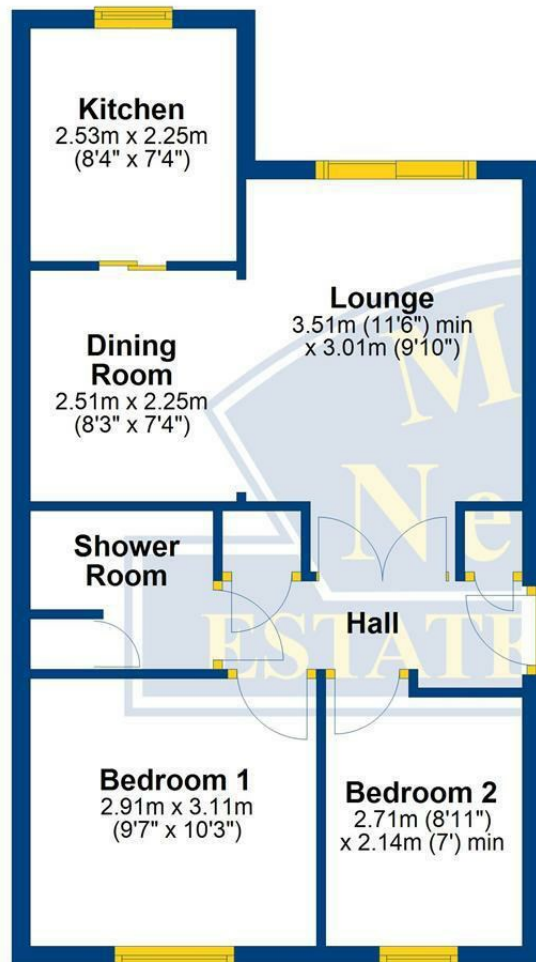
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First Floor

Approx. 48.3 sq. metres (520.1 sq. feet)



Total area: approx. 48.3 sq. metres (520.1 sq. feet)