HARWOODS
Chartered Surveyors & Estate Agents







Rosebud Court 44 Westfield Road, Wellingborough Northants NN8 3FP

Guide Price £110,000 Leasehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty .co.uk

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For sale with no upward chain; a smartly presented one bedroom second floor retirement apartment, exclusively for the over 60's, situated within the highly regarded Rosebud Court development, conveniently positioned to the west of Wellingborough town centre.

Built by McCarthy Stone in 2018, the development offers excellent facilities including a lift to all floors, attractive landscaped communal gardens, residents' lounge with a varied social programme, guest suite for visiting family and friends, together with an on-site House Manager and emergency call system for added peace of mind.

The apartment is a lovely size, offering well proportioned accommodation comprising a welcoming entrance hallway, spacious living/dining room, modern fitted kitchen with integrated appliances, double bedroom with walk-in wardrobe and a contemporary shower room. The property also features an allocated parking space that is accessed via electric gates.

Rosebud Court is conveniently placed for a wide range of local amenities including shops, parks, doctors' surgery and Wellingborough Train Station, providing a direct service to London St Pancras in approximately 50 minutes.

Viewing is highly recommended.

The Accommodation comprises:
(Please note that all sizes are approximate only).

Hallway
Spacious hall that features fitted carpet, doors to all rooms and large storage cupboard.

Lounge Dining Room
Lovely size reception room that features fitted carpet, double glazed window, gas radiator, opening to the kitchen.

Kitchen
Modern, horseshoe shaped fitted kitchen that provides plenty of work top space, base and wall mounted cupboards, sink and drainer. ceramic hob, splash backs, cooker hood, integrated fridge freezer, double glazed window to the side.

Bedroom
Lovely size double bedroom with large walk in style wardrobe, fitted carpet, radiator, double glazed window.

Shower Room
Smartly tiled contemporary suite comprising of wide shower cubicle, wash hand basin, vanity unit and WC.

Parking Area
Gated resident parking area, providing an allocated space and visitor parking.

Garden Grounds
Attractively landscaped gardens that enjoy a sunny, south westerly facing. The gardens are colourful, with a variety of plant and shrubs that boarder the lawns. Additionally there is a block paved patio area ideal for enjoying the warmer weather.

Communal Facilities
The development has a number of additional facilities on offer, including a homeowners' lounge and beautiful gardens, where you can enjoy the company of friends and family. The apartment building offers a lift, guest suites, house manager, 24 hour emergency call system and a room to charge mobility buggy.

Lease Information
999 year lease commencing 1st January 2018. Service Charge is £2,704.44 a year, ground rent is £400 a year.

Council Tax
North Northamptonshire Council. Band B

Wanting to View?
To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

Referral Fees
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note
Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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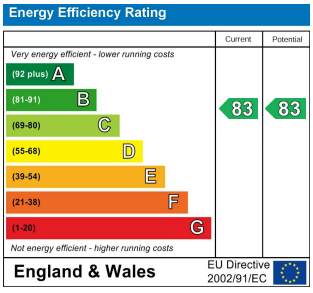


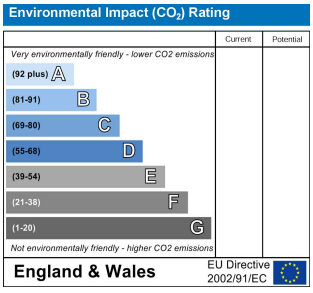
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Ground Floor



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Plan produced using PlanUp.





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