

Neville House, 67 Wellingborough Road,
Rushden, Northamptonshire, NN10 9YG
T: 01933 316316
E: sales@mike-neville.co.uk
www.mike-neville.co.uk



**56 Townsend Court High Street South, Rushden
Northamptonshire NN10 0FR**



£110,000 Leasehold

An opportunity to acquire an assisted living Second floor apartment (top floor) in this 'McCarthy & Stone' development on the south side of Rushden, with the apartment itself overlooking Hall Park grounds and within comfortable walking distance of all local amenities. A viewing is recommended to appreciate the quality and space that this apartment provides. Townsend Court is an assisted living development of 69 modern, one and two bedroom luxury apartments, exclusively for the age group 60 years and over.

- Large bedroom with fitted wardrobes
- Spacious bathroom/w.c with separate shower area
- Large 'L' shaped lounge/dining room
- Kitchen with fitted appliances
- Electric heating
- PVC double glazing
- High quality and modern throughout
- Residents lounge and residents restaurant
- Communal car parking
- Communal gardens

Introduction

Townsend Court is an assisted living development of 69, 1 & 2 bed luxury apartments, exclusively for the age group 60 and over only, constructed approximately seven years ago.

Townsend Court

A unique development of 1 and 2 bedroom Assisted Living retirement properties in Rushden, Northamptonshire by Messrs McCarthy & Stone.

Townsend Court is an Assisted Living development of 69 one and two bedroom apartments. Situated on High Street South less than one mile from the town centre and overlooks Hall Park grounds at the rear and side 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 properties for the over 60's. This means that the features designed into their developments could be of particular interest to you. The process begins from the moment they 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 & Secure With McCarthy & Stone

The safety and security of residents is of paramount importance. That's why they have developed a unique 'Safe & Secure' specification for all retirement developments they build. The safe and secure logo is your guarantee the development has been designed and built with an abundance of security features to minimise the risk of crime. These are just a few of the key features.

It's comforting to know that help is always available via a variety of call points both in your flat and the communal areas. Once activated, the House Manager or Careline control centre will respond as appropriate to your call.

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 * Library * Residents' Lounge * 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

Location

Townsend Court is situated on High Street South, close to the turning opposite into Crabb Street. Apartment 12 is situated on the front left-hand corner of the building, with views over the front garden area and High Street South. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Accommodation

Communal Reception Hall & Corridors

Providing access to all levels of the building. Stair and lift access to second floor. Door to number 56.

General

Apartment 56 has double glazing and energy efficient electric slimline heaters. It has covered cornice to ceilings, light fittings and fitted carpets. To the hall there is an intruder alarm, mains connected smoke detector, illuminated light switches for the bathroom and bedroom and a good sized cupboard housing the hot water tank. Doors from hallway lead to:

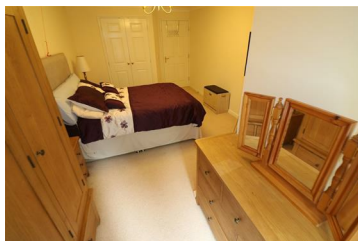
Number 56

Entrance Hall

Walk in Airing Cupboard

Bedroom 17'7" x 9'11" (5.37m x 3.01m)

Maximum measurement. Plus built in wardrobes, plus door recess



Bath/Shower Room/w.c



Lounge/Dining Room 20'4" x 10'9" + 8'9" x 8'2" (6.22m x 3.30m + 2.69m x 2.50m)



Kitchen 5'7" x 7'7" (1.70m x 2.31m)

Minimum measurement plus angled wall area



Communal Areas

As aforementioned.

Communal Gardens

Communal Car Parking

With space for residents and visitors.

Service Charge & Living Costs

Ground rent of £217.00 is paid half yearly and a service charge of £415.41 per calendar month is payable by all residents at Townsend Court to Peverel Management Services. It covers the costs of items such as staff costs, emergency call system, external maintenance and redecoration of communal areas within the building, gardening and building insurance.

The council tax is band C.

The energy rating (EPC) is band C.

NB:

We have been advised by Messrs McCarthy & Stone that any applicant who has less than £25,000 in their bank account/s that they are eligible to claim some/all of the service and maintenance charges back in benefits, etc. Also, any disability, even just using a walking stick for aid, then they are eligible for claiming up to £81 per week in disability benefits. Please speak to the development manager for further information/advice.

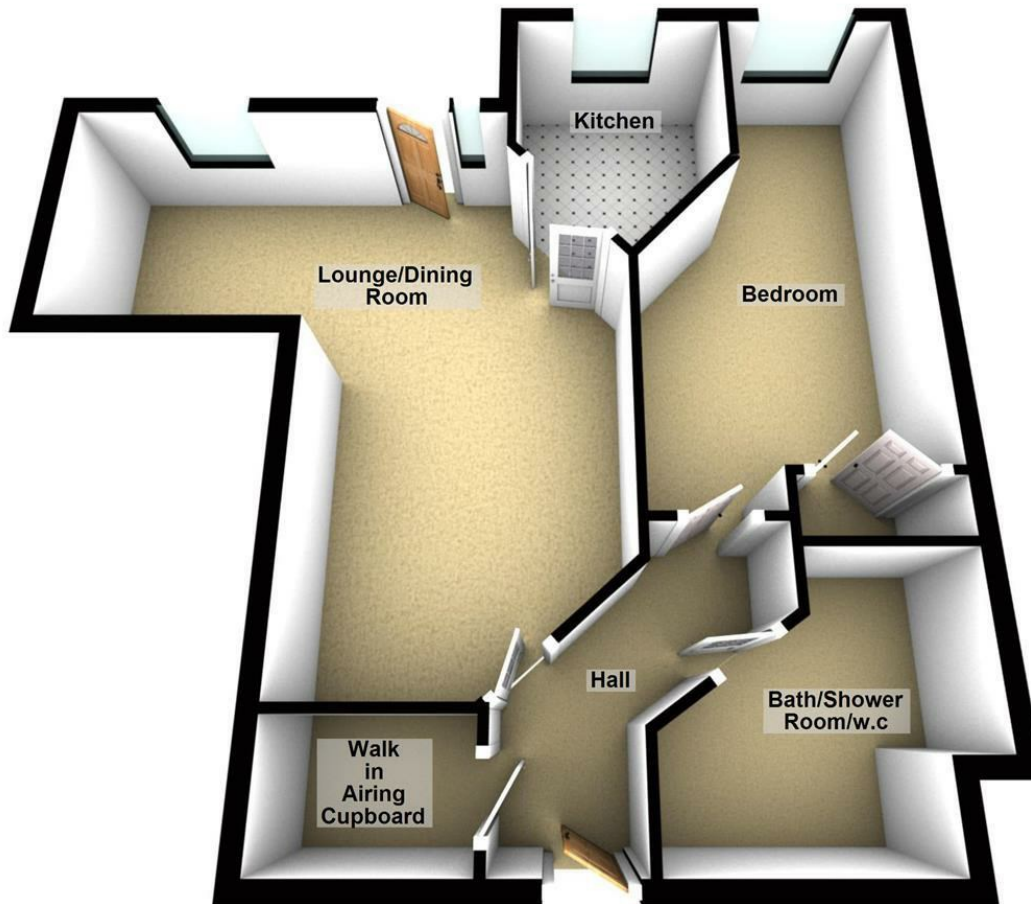
Disclaimer

AGENTS NOTE - ALL MEASUREMENTS ARE APPROXIMATE. ANY APPLIANCES MENTIONED HAVE NOT BEEN TESTED BY OURSELVES. MONEY LAUNDERING REGULATIONS 2007 - We are required to show due diligence in obtaining proof of identity on or before the date the purchaser's offer is accepted by the vendor (seller). Floor plans are for identification purposes only and not to scale. Measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase. Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property.



Second Floor

Approx. 60.7 sq. metres (653.5 sq. feet)



Total area: approx. 60.7 sq. metres (653.5 sq. feet)

Sales and Lettings Offices

RUSHDEN WOBURN
01933 316316 01525 290393

BEDFORD HITCHIN
01234 327455 01462 438979

Auction Rooms

WOBURN 01525 290393
BANBURY 01295 817777



Rushden's Longest Serving Estate Agency



Neville House, 67 Wellingborough Road,
Rushden, Northamptonshire NN10 9YG
01933 316316

sales@mike-neville.co.uk

Open 7 Days a Week

www.mike-neville.co.uk

Registered in England 4144174