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



£110,000 Leasehold

An opportunity to acquire an assisted living, lower ground floor apartment in this 'McCarthy & Stone' development on the south side of Rushden, 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
- Bathroom/w.c with shower
- Lounge/dining room
- Kitchen with fitted appliances
- High quality and modern throughout
- PVC double glazing
- Electric heating
- Communal gardens
- Communal car parking
- Residents lounge, restaurant & communal facilities

Introduction

Townsend Court is an assisted living development of 69 new 1 & 2 bed luxury apartments exclusively for the age group 60 and over.

Townsend Court

A unique development of new 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 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 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 & Secure With McCarthy & Stone

The safety and security of our residents is of paramount importance. That's why we have developed a unique 'Safe & Secure' specification for all new retirement developments we 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
- 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

Council Tax Band

C

Energy Rating

C

Location

Townsend Court is situated on High Street South, close to the turning opposite into Crabb Street. 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. Door to number 11.

General

Apartment 11 has double glazing and energy efficient electric slimline heaters. It has coved 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:

Hall

Door to:

Walk in Airing Cupboard

Lounge 24'6" x 6'8" (7.48m x 2.04m)

Absolute maximum measurement



Kitchen 5'7" x 7'6" (1.71m x 2.29m)

Minimum plus angled kitchen area

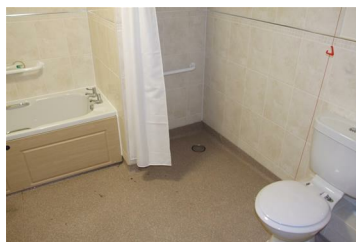


Bedroom 18'1" x 6'3" (5.52m x 1.90m)

Maximum plus built in wardrobe



Bath / Shower Room



Service Charges & Living Costs

A service charge 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. Service charge is £418.00 pcm. The council tax is band C.

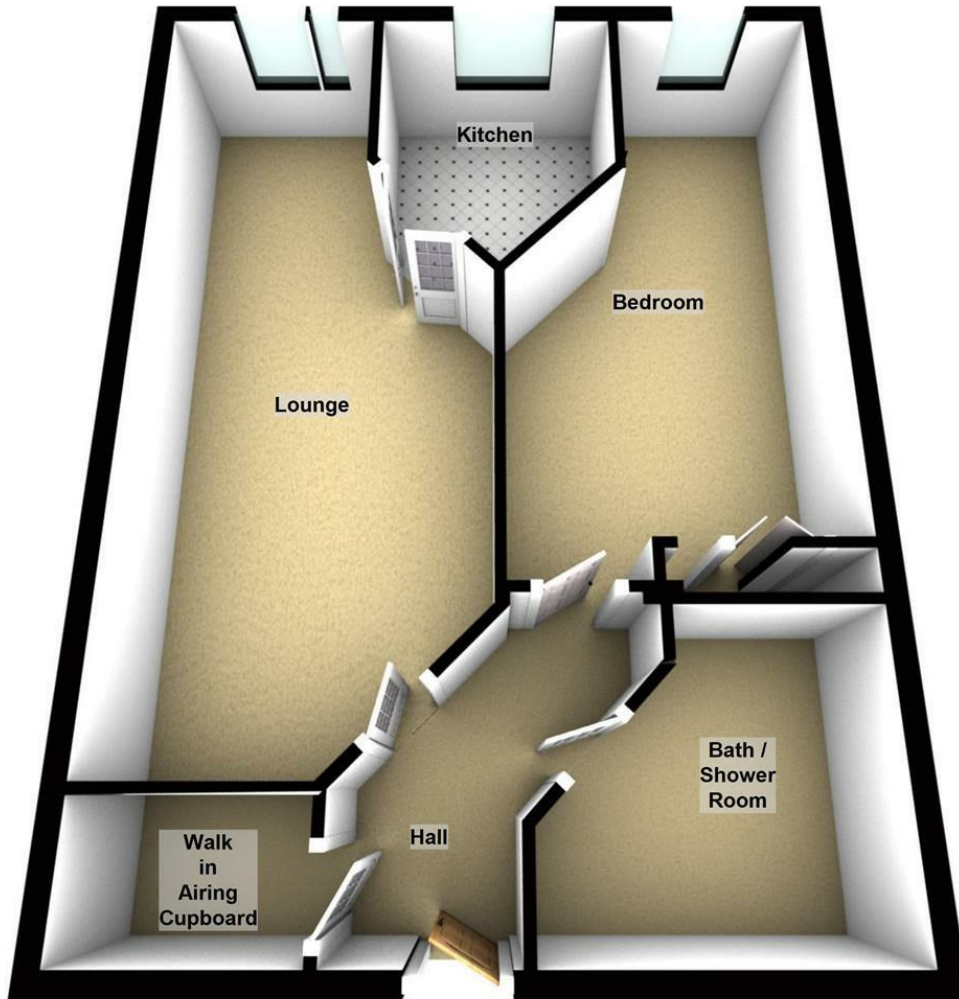
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Lower Ground Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 56.5 sq. metres (608.2 sq. feet)

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