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



£125,000 Leasehold

A pleasant & modern one bedroom first floor apartment, benefiting from a spacious living room & bathroom with walk in shower, is situated within a DESIRABLE ASSISTED LIVING COMPLEX for the age range of 60 years & over. The complex offers multiple communal facilities, one being an on-site restaurant.

- Bedroom with fitted wardrobes
- Lounge/dining room
- High quality and modern throughout
- Electric heating
- Communal car parking
- Spacious bathroom/w.c with shower
- Kitchen with fitted appliances
- PVC double glazing
- Communal gardens
- 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

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

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 39.

General

Apartment 39 has double glazing and energy efficient electric slimline heaters. It has coved cornicing 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

Living Room 24'10" x 10'9" (7.56m x 3.27m)

Absolute maximum measurement



Kitchen 5'9" x 7'7" (1.76m x 2.32m)

Minimum plus angled recess



Bedroom 1 13'4" x 10'1" (4.07m x 3.07m)

Maximum plus built in wardrobe & door recess



Bath/Shower Room/w.c



Service Charge & 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.

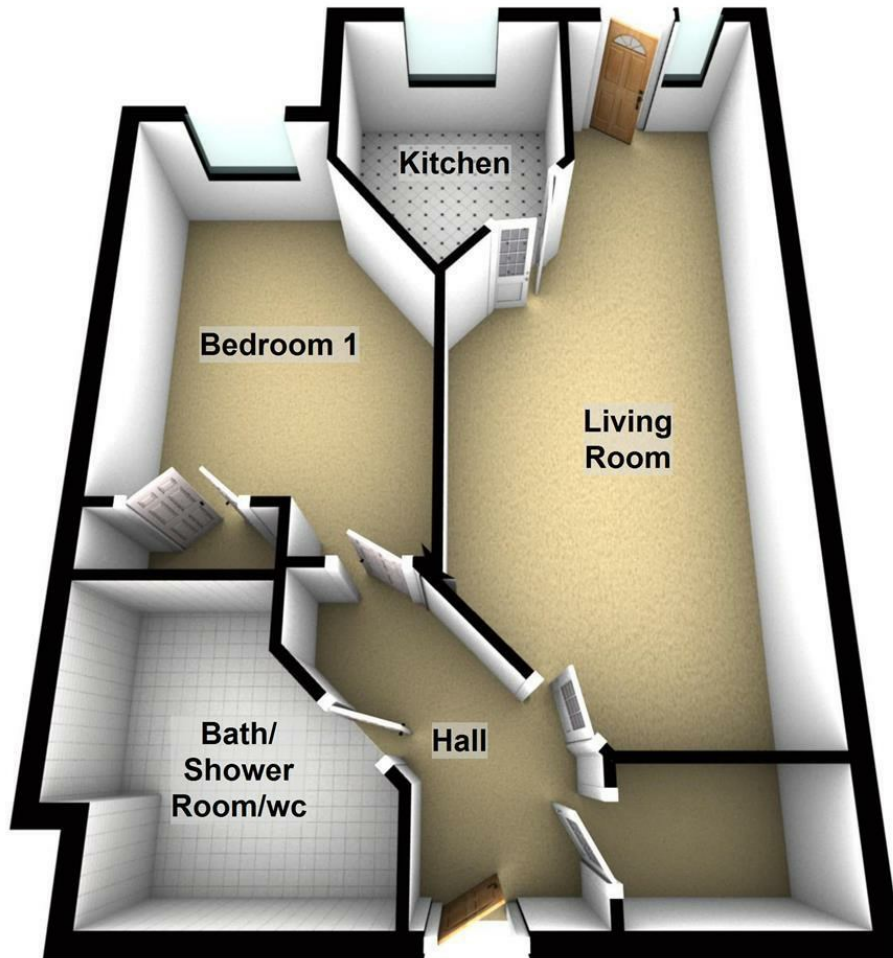
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First Floor

Approx. 54.0 sq. metres (580.8 sq. feet)



Total area: approx. 54.0 sq. metres (580.8 sq. feet)

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