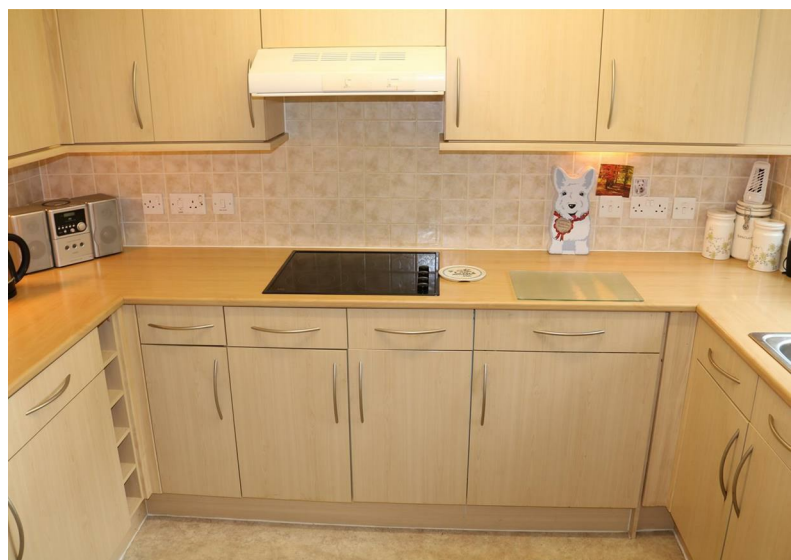
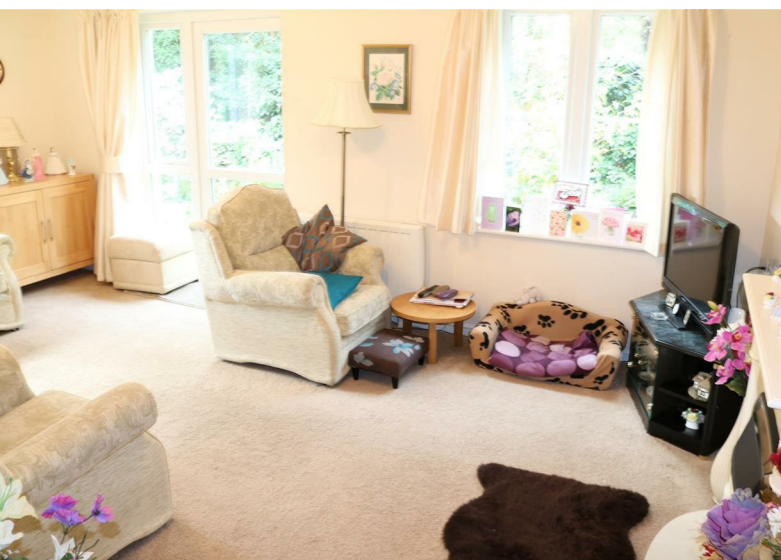


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**14 Townsend Court High Street South, Rushden  
Northamptonshire NN10 0FR**



**Offers in the region of £160,000 Leasehold**



An opportunity to acquire a rarely available ground floor, TWO BEDROOM, ASSISTED LIVING apartment in this 'McCarthy & Stone' development on the south side of Rushden 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
- Lounge/dining room
- Spacious bathroom/w.c with shower
- PVC double glazing and electric heating
- Residents restaurant
- Second bedroom
- Kitchen with fitted appliances
- High quality and modern throughout
- Residents lounge
- Communal facilities & communal parking

### 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 five 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. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

### Accommodation

#### Communal Reception & Corridors

#### General

Apartment 14 is very well situated with dual aspect views over the superb communal gardens and with the door from the Lounge/Dining Room out onto a patio area. The apartment has double glazing and energy efficient electric slimline heaters, light fittings and fitted carpets. To the hall there is a mains connected smoke detector, illuminated light switches for the bathroom and bedrooms and a good sized cupboard housing the hot water tank. Doors from hallway lead to:

#### Hall

#### Lounge/Dining Room 10'7" x 17'0" (3.22m x 5.18m)



#### Kitchen 6'8" x 9'11" (2.03m x 3.01m)

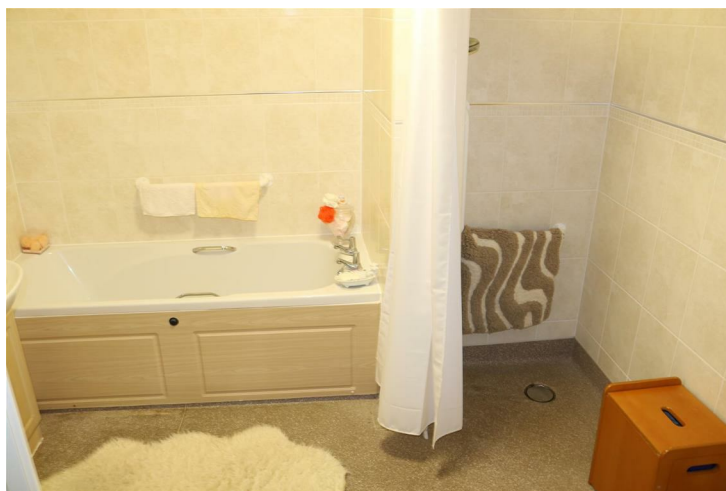


#### Bedroom 1 13'3" x 9'6" (4.05m x 2.90m)



#### Bedroom 2 12'4" x 8'9" (3.77m x 2.66m)

#### Bath/ Shower Room/W.C



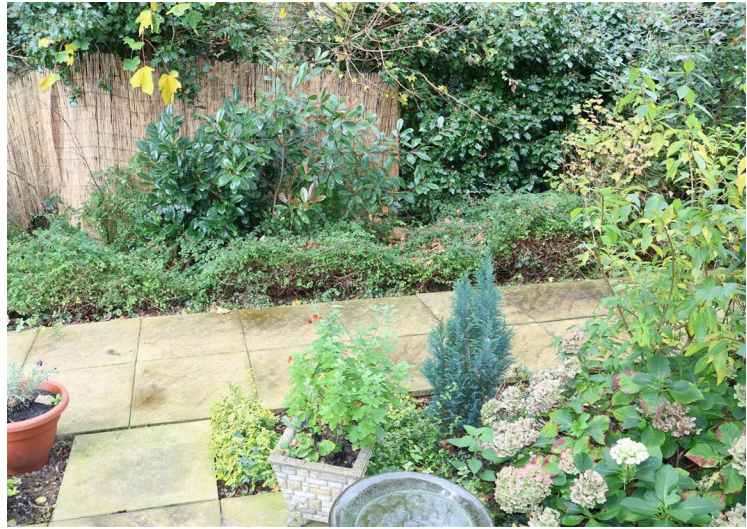
#### Service Charge & Living Costs

Ground rent of £217.00 is paid half yearly and a service charge of £551.69 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 D.

#### 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.







# Ground Floor

Approx. 65.9 sq. metres (709.0 sq. feet)



Total area: approx. 65.9 sq. metres (709.0 sq. feet)



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