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



£174,950 Leasehold

An opportunity to acquire a rarely available lower 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.

- Large master bedroom with fitted wardrobes
- Spacious bathroom/w.c with shower
- Kitchen with fitted appliances
- PVC double glazing & electric heating
- Residents restaurant
- Second double bedroom
- Lounge/dining room
- 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 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 & Corridors

General

Apartment 12 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 15'2" x 13'5" (4.63m x 4.10m)



Kitchen 6'10" x 9'9" (2.08m x 2.97m)



Bedroom 1 13'3" x 9'8" (4.04m x 2.94m)

Minimum measurement, plus built in wardrobe, plus door recess



Bedroom 2 12'2" x 9'9" (3.70m x 2.97m)



Bath/Shower Room/W.C

Service Charge & Living Costs

Ground rent of £255.00 is paid half yearly and a service charge of £566.21 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.

The Energy Rating is 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.

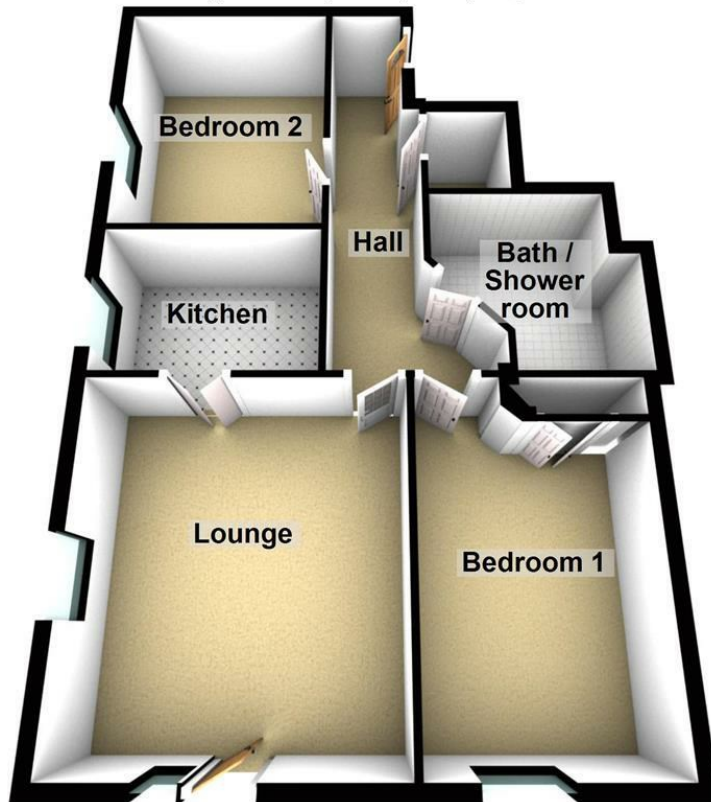
Disclaimer

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Lower Ground Floor

Approx. 68.0 sq. metres (732.5 sq. feet)



Total area: approx. 68.0 sq. metres (732.5 sq. feet)

Sales and Lettings Offices

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