

**Mike
Neville**
ESTATE AGENTS



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

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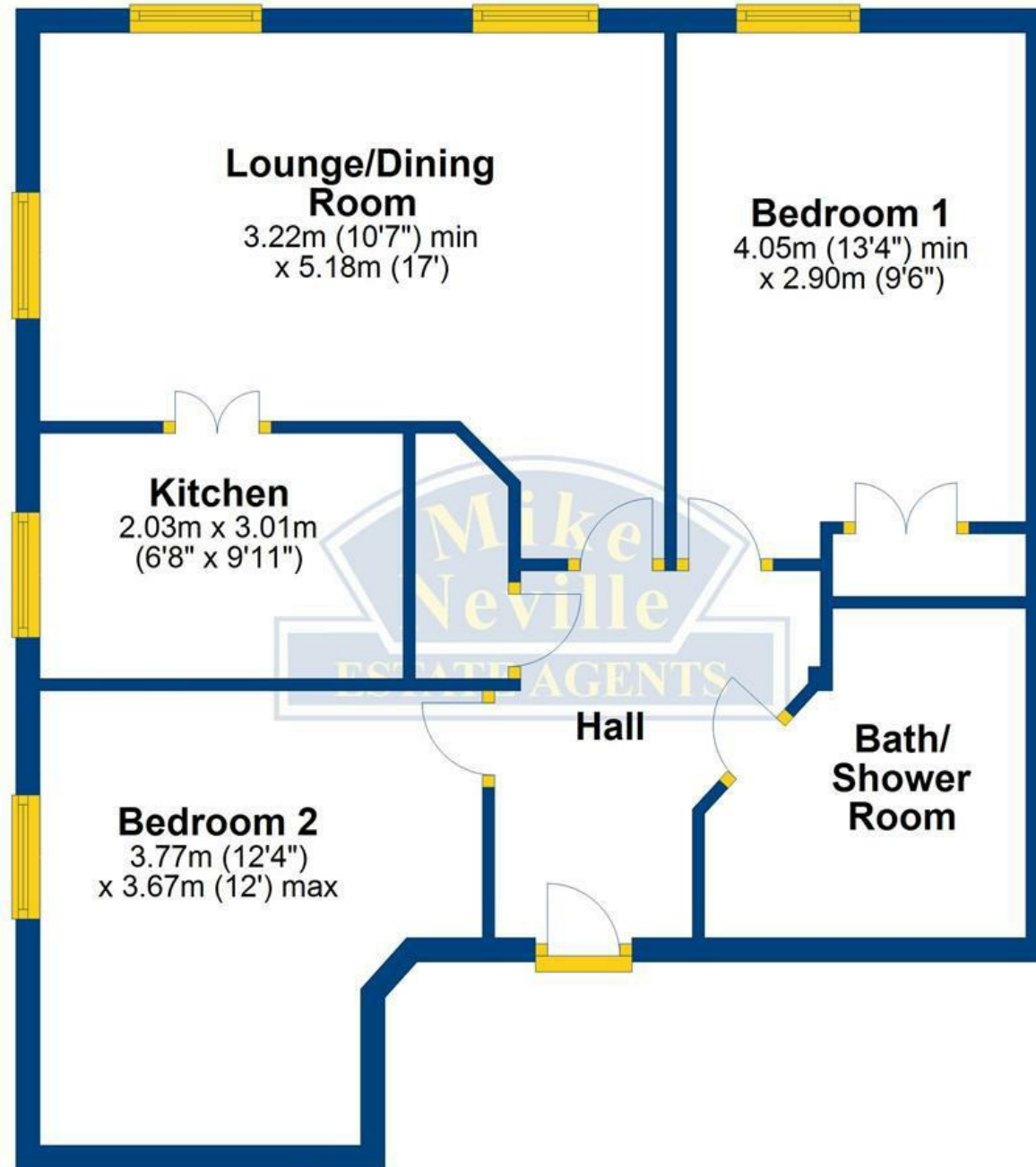
£125,000 Leasehold

An opportunity to acquire this spacious, first floor, two double bedroom, McCarthy Stone apartment, overlooking the superb communal gardens and Hall Park Grounds, with close access to the communal facilities also. 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. No onward chain. Early viewing advised.

- **Large Master Bedroom With Fitted Wardrobes**
 - **Lounge / Dining Room**
- **Spacious Bath / Shower / Wet Room / WC**
 - ***360° walkthrough available***
 - **Communal Parking**
- **Second Double Bedroom**
- **Kitchen With Fitted Appliances**
 - **No Onward Chain**
- **Superb Communal Gardens**
- **Energy Efficiency Rating - B86**

First Floor

Approx. 65.9 sq. metres (709.6 sq. feet)



Total area: approx. 65.9 sq. metres (709.6 sq. feet)

Townsend Court

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

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
- Conservatory
- Library
- 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 Area
- Communal Parking
- Superb Communal Gardens

Leasehold Information

This property is leasehold.

We are advised by our Vendor client that the property was constructed in 2008 offered on a 125 year Lease at that time and therefore there are approximately 110 years remaining on the Lease.

Ground Rent

We are advised that the ground rent is £876.97 Per Annum. (Approximately £16.86 per week / £73.08 per calendar month).

The cost of the Ground Rent was reviewed in 2024, and is due to be reviewed again in 15 years (2039).

Contingency Fee

The leases and deeds of conditions of the apartments require the homeowners (sellers) to pay a service charge contingency fund contribution of 1% of the sale price or, where it is not a sale, the open market value, on certain transactions. These contributions supplement the service charge contingency fund which in turn has the benefit of reducing the annual service charge contingency fund contribution.

Service & Maintenance Charges

We are advised that the service charge is £10,304.77 per annum. This works out at £5,125.39 per 6 Months / £858.73 per calendar month / £198.17 per week / £28.23 per day.

Service & Maintenance Charges are payable by all residents at Townsend Court to "Your Life" Care & Management.

It covers the costs of items such as staff costs, emergency call system, external maintenance and redecoration of communal areas within the building, gardening, building insurance and water usage. Also, there is a weekly cleaning service and laundry facilities included within this service and maintenance charge.

All of this information regarding the lease, ground rent, service & maintenance charges etc will naturally need to be clarified by any potential Purchaser's Solicitors / Conveyancers before committing to legal exchange of contracts.

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.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - B86

Certificate number - 2091-3919-6070-9191-9021

First Floor

Hall

Large storage cupboard housing hot water cylinder.

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

Minimum measurement, plus door recess.

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

Built in fridge.

Built in freezer.

Built in electric oven & hob.

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

Minimum measurement, plus built in wardrobes, plus door recess.

Bedroom 2 12'4" x 12'0" (3.77m x 3.67m)

Maximum measurement.

Bath / Shower Room / WC

Outside

Communal Gardens

Communal Parking

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

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. Any appliances mentioned have not been tested by ourselves.













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£125,000 Leasehold**

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