



## **32 Townsend Court High Street South, Rushden Northamptonshire NN10 0FR £110,000 Leasehold**

An appealing and spacious ground floor one bedroom apartment, situated within this McCarthy & Stone assisted living complex that offers superb communal facilities. This particular apartment offers south/south westerly views at first floor level and is offered for sale with no onward chain. The development is suitable for the age range of 60 years and over only.

- Double bedroom with fitted wardrobes
- Living Room
- Electric heating
- Energy Efficiency Rating - B83
- Spacious bathroom with walk in shower / wc
- High quality & modern throughout
- Communal gardens & communal parking
- Kitchen with fitted appliances
- PVC double glazing
- Residents lounge, restaurant, library, conservatory and other communal facilities, such as laundry room and guest suite



### 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 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
- Communal Parking
- Superb Communal Gardens

### Leasehold Information

This property is Leasehold. We are advised by our Vendor client the property is offered on a 125 year lease from 1st June 2008, so there are approximately 109 year left remaining on the lease.

### Service & Maintenance Charges

We are advised that the service charge is £7,583.36 per annum. This works out at £3,791.68 per 6 Months / £631.95 per calendar month / £145.83 per week / £20.77 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.

One may also feel free to contact the managers office at Townsend Court on 01933 418 882 they will be happy to answer any questions regarding the development etc. They can also be contacted via email on [townsendcourt.estatemanager@yourlife.co.uk](mailto:townsendcourt.estatemanager@yourlife.co.uk)

### Ground Rent

We are advised that the ground rent is £748.01 Per Annum. (Approximately £14.38 per week / £62.33 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.

### 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

C

### Energy Rating

Energy Efficiency Rating - B83  
Environmental Impact Rating - C80

### Accommodation

#### Communal Reception Hall & Corridors

Providing access to all levels of the building. Door to number 32.

#### General

Apartment 32 has double glazing and energy efficient electric slimline heaters. It has covered 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. Hot water tank serviced 23rd May 2023.

#### Hall

#### Living Room 14'8" x 10'7" (4.48m x 3.22m)

Minimum, plus door recess.

#### Kitchen 9'6" x 7'2" (2.90m x 2.18m)

Maximum measurement.

#### Bedroom 14'8" x 10'1" (4.48m x 3.08m)

Maximum measurement including built in wardrobe.

#### Bath / Shower Room / WC

#### 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](http://www.mike-neville.co.uk/privacy)

#### 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.

#### 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).

#### Disclaimer

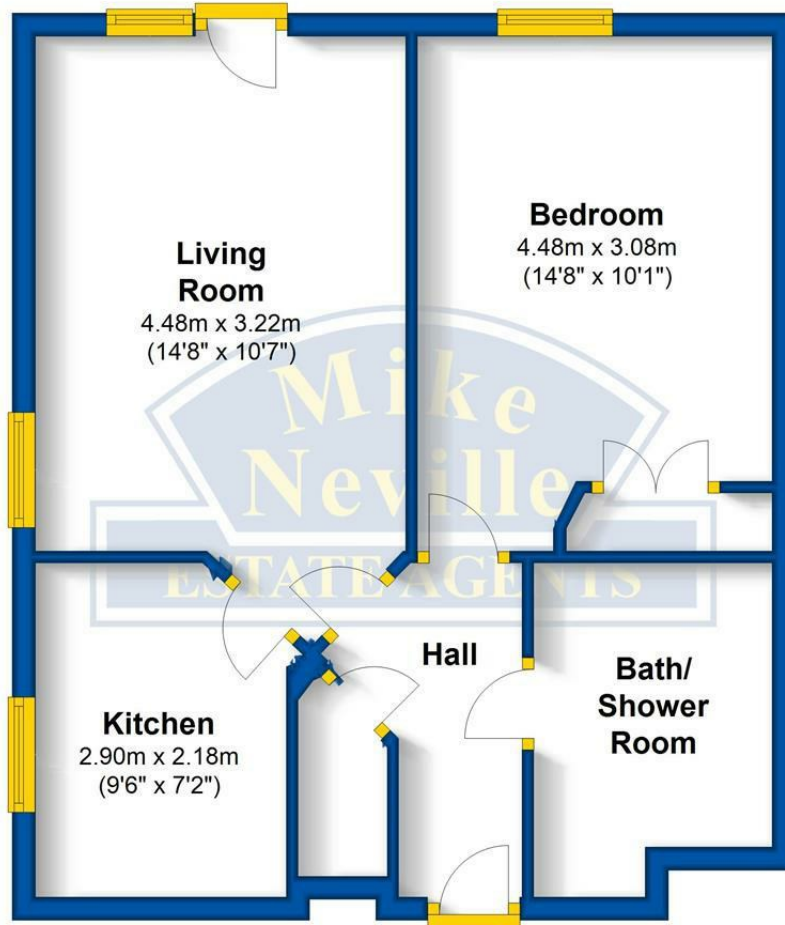
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





## Ground Floor

Approx. 47.2 sq. metres (507.7 sq. feet)



Total area: approx. 47.2 sq. metres (507.7 sq. feet)