

# PRICE REDUCTION



McCarthy & Stone  
RESALES

11 St Rumbolds Buckingham Road, Brackley, NN13 7BF  
Offers in excess of £180,000

For further details  
please call 0345 556 4104

LEASEHOLD

# 11 St Rumbolds Buckingham Road, Brackley, NN13 7BF

A bright and spacious two bedroom ground floor retirement apartment. Befitting from French doors to WALK OUT PATIO AREA LEADING ONTO THE GARDENS AND VIEWS TO THE COUNTRYSIDE beyond.

## St Rumbolds Court

St Rumbolds Court is a picturesque development and is purposely designed to provide suitable surroundings to live an independent retirement. An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathrooms and main bedroom. The development has a homeowners' lounge, fitted with audio visual equipment and WiFi and is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). For added convenience there is an onsite table service restaurant with freshly cooked meals provided everyday.

## Entrance Hallway

Front door with spy hole leads into the entrance hall. Door to walk in airing/storage cupboard. Wall mounted emergency intercom and security door entry system. Emergency pull-cord. Other doors leading to Bathroom/Wet Room, Bedrooms and Living Room.

## Living Room

A good size living room with a feature fireplace with

inset electric fire. French doors to walk out patio area leading onto the gardens and views to countryside beyond. Two ceiling light fittings. TV & Telephone points. Power points. Part glazed double doors leading into the kitchen.

## Kitchen

Fully fitted kitchen with integrated fridge and freezer. Tiled splash back. Easy access mid level AEG oven with space above for Microwave. Four ringed AEG hob with extractor hood above. Double glazed electrically operated window for easy use is positioned above the single drainer sink unit with mixer tap. Ceiling lights.

## Bedroom one

Double bedroom with double window overlooking the mature gardens. Central light fitting. Fitted double wardrobe. TV and telephone points. Power points.

## Bedroom 2

Further double bedroom with double window overlooking the mature gardens. Central light fitting. TV and telephone points. Power points.

## Wet-Room

A purpose built wet room, with slip resistant safety flooring, equipped with vanity unit with inset wash hand basin, fitted mirror and shaver point, WC, level access shower, wall heater and wall mounted heated towel rail and emergency pull-cord. Also with plumbed in washing/dryer machine.

## Ground rent and lease info

Annual fee - £510

125 years from 1st June 2008

## Service charge details

- 24-Hour on-site staffing
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

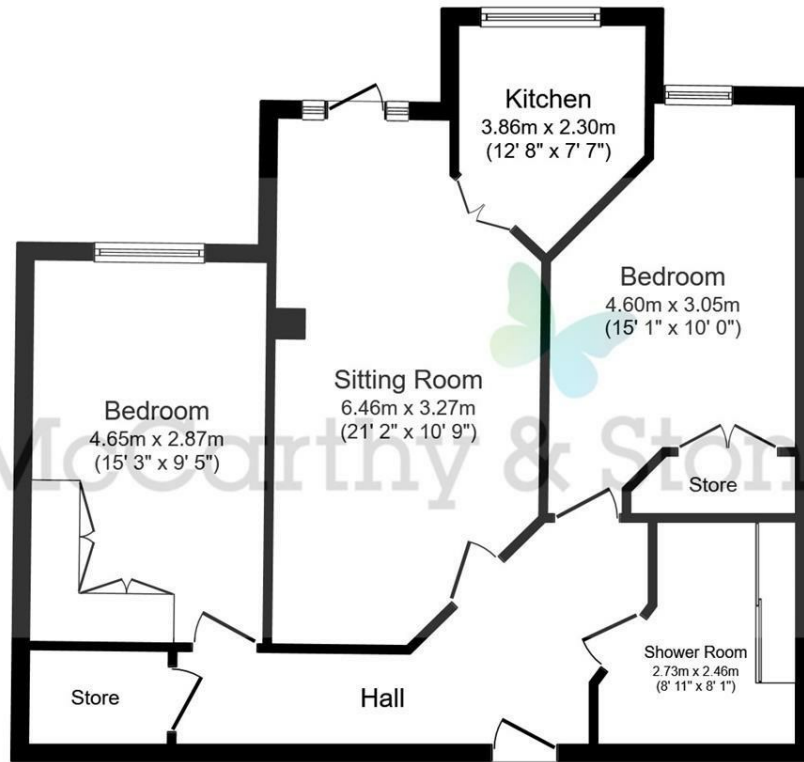
The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

## Parking

Free Parking is offered on a first come first served basis.







**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

McCarthy & Stone Resales Limited | 0345 556 4104 | [www.mccarthyandstoneresales.co.uk](http://www.mccarthyandstoneresales.co.uk)  
 Registered Office: Fourth Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ  
 Registered in England and Wales No. 10716544

