

**38 Wardington Court  
Welford Road  
NORTHAMPTON  
NN2 8FR**

**£230,000**



- **EX SHOW APARTMENT**
- **LARGE LOUNGE**
- **WETROOM BATHROOM**
- **ASSISTED LIVING PLUS**

- **NO CHAIN**
- **STUNNING MODERN KITCHEN**
- **TWO BEDROOMS**
- **ENERGY EFFICIENCY RATING:TBC**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Offered for sale with NO CHAIN is this well presented two bedroom EX-SHOW APARTMENT in the popular Wardington Court development. It offers two good-sized bedrooms, a MODERN KITCHEN with built-in appliances and a purpose-built wet room. The property also has the use of an outside patio area. The development offers EXCELLENT COMMUNAL FACILITIES, including on-site Restaurant and Communal Lounge, where many SOCIAL EVENTS occur.

Retirement Living PLUS is all about making life easier. That includes providing a great value in-house restaurant for when you don't feel like food shopping and cooking yourself, plus a spacious homeowners' lounge for socialising and a guest apartment where friends and family can stay for a modest fee. The Retirement Living PLUS developments are wheelchair-friendly to exacting Lifetime Homes Standard, and for mobility scooter owners, there's a secure area to charge them. We also take care of the tasks eating up your time, like exterior maintenance and gardening. It's all designed to make your life easier.

Wardington Court is designed exclusively with the over 70s in mind. It comprises 56 Assisted Living retirement apartments situated close to a delightful mix of historic architecture, beautiful green parklands, independent shops and supermarkets in Kingsthorpe whilst providing easy access to Northampton City Centre and further afield. With Assisted Living at Wardington Court, homeowners have all the independence of their private apartment together with the reassurance of an on-site Estates Team providing flexible care and support whenever they need a little extra help, day or night.

The development also has a spacious homeowners' lounge for socialising and a table service restaurant serving delicious meals 365 days per year. If homeowners don't feel like making up the spare room for them, their family and friends are welcome to stay in our hotel-style guest suite, usually for a fee of £25 per night.

### **Entrance Hall**

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response system is located within the hall. Smoke detector and apartment security door entry system with intercom. Wall mounted thermostat. Storage cupboard. Doors lead to the living room, bedrooms and wet room. Underfloor heating runs throughout the apartment.

### **Lounge**

17'5" x 12'5" (5.33 x 3.79)

A spacious lounge benefitting from a double glazed door leading to a covered patio area. Two additional double glazed windows provide dual aspect views and allow the natural light to flood into the apartment. Two decorative ceiling lights. Television point with Sky+ connectivity (subscription fees may apply). Telephone point. A range of power sockets. Wooden glazed double doors opening to separate kitchen. Underfloor heating.

### **Fitted Kitchen**

9'8" x 6'10" (2.95 x 2.09)

A beautiful kitchen finished in a modern White high gloss. The wall units have under pelmet spot lighting. Wood styled roll edge work surfaces with matching splash back. The stainless steel sink unit, with drainer, is positioned in front of the double glazed window. Built in electric oven with space above for a microwave. Integrated fridge and freezer. Central ceiling light point. Tiled floor. Underfloor heating.

**Master Bedroom**

13'6" x 10'0" (4.13 x 3.06)

A spacious master bedroom with a double glazed window. Fitted wardrobe with mirror fronted sliding doors. Decorative ceiling light fitting. TV and power points. Emergency pull-cord, underfloor heating.

**Bedroom Two**

11'3" x 7'0" (3.44 x 2.15)

This double bedroom has a double glazed window and would be perfect for use as a dining room or study. Television point and telephone point. A number of power sockets. Ceiling light point. Underfloor heating.

**Wet Room**

10'0" x 9'6" (3.05 x 2.91)

A modern purpose built wet room with walk in shower fitted with grab rails. Wall hung WC with concealed cistern. Wall hung vanity unit with inset basin and mixer tap. A fitted mirror is positioned above the wash basin. Low level bath with grab rails. Emergency pull-cord. Newly replaced slip resistant flooring, chrome heated towel rail, ceiling spotlights.

**Service Charges**

Total Service Charge's amount to approximately £900 per month, this covers;  
Cleaning of communal windows.

- Water rates for apartment.
- 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, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Parking Permit Scheme-Subject To Availability - The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Length - 999 years from 1st June 2015.











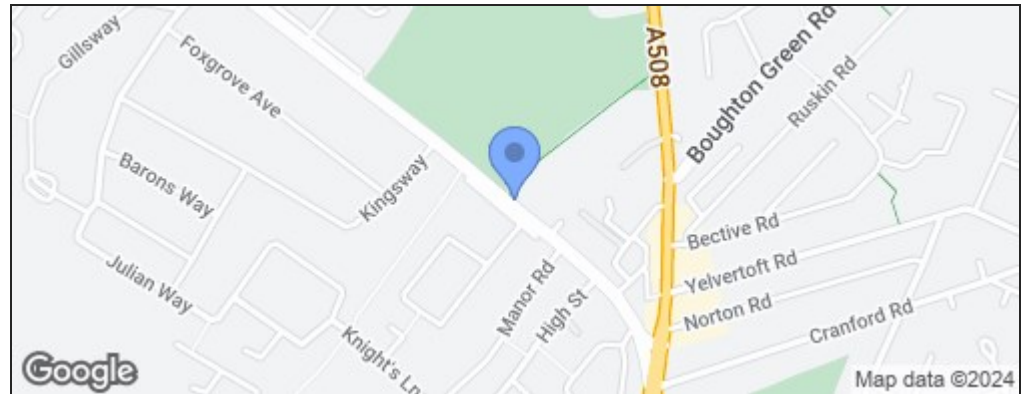
Approximate total area<sup>(1)</sup>  
 675.15 ft<sup>2</sup>  
 62.72 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.