

**54 Wardington Court, Welford Road
Kingsthorpe
NORTHAMPTON
NN2 8FR**

£135,000



- **FIRST FLOOR APARTMENT**
- **ONE BEDROOM**
- **BATHROOM/WETROOM**
- **NO CHAIN**
- **NO SERVICES CHARGE FOR 6 MONTHS**

- **ASSISTED LIVING**
- **KITCHEN WITH APPLIANCES**
- **BALCONY TO FRONT**
- **ENERGY EFFICIENCY RATING: TBC**
- **NO GROUND RENT FOR FIRST YEAR**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

****NO GROUND RENT FOR FIRST YEAR AND NO SERVICE CHARGE FOR FIRST 6 MONTHS****
Offered for sale with NO CHAIN is this well presented one bedroom first floor apartment in the popular Wardington Court development. It offers a 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

Access to loft area, large walk-in linen cupboard, emergency pull cord.

Lounge/Dining Room

10'7" x 10'3" max (3.25 x 3.14 max)

Full height glazing and fully glazed door to small balcony area, double doors into kitchen.

Kitchen

9'1" x 8'10" max (2.77 x 2.70 max)

Fitted with white base and wall mounted cupboards incorporating chrome handles, wood grain effect work surface space, inset single drainer stainless steel sink unit, fitted electric oven, inset electric hob with stainless steel extractor fan over, integrated tall standing fridge/freezer, tiled floor, window to front aspect.

Bedroom

15'11" x 10'5" max (4.86 x 3.20 max)

Fitted double mirror wardrobes, window to front elevation.

Bathroom/Wetroom

Panelled bath, wall mounted wash hand basin with vanity draws beneath, W/C with enclosed cistern, open shower area, heated chrome towel rail, tiling from floor to ceiling.

Lease and charges

Ground rent is £435 per annum paid half yearly.

Service Charge's are £671.13 per month,.This covers all of the following;

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

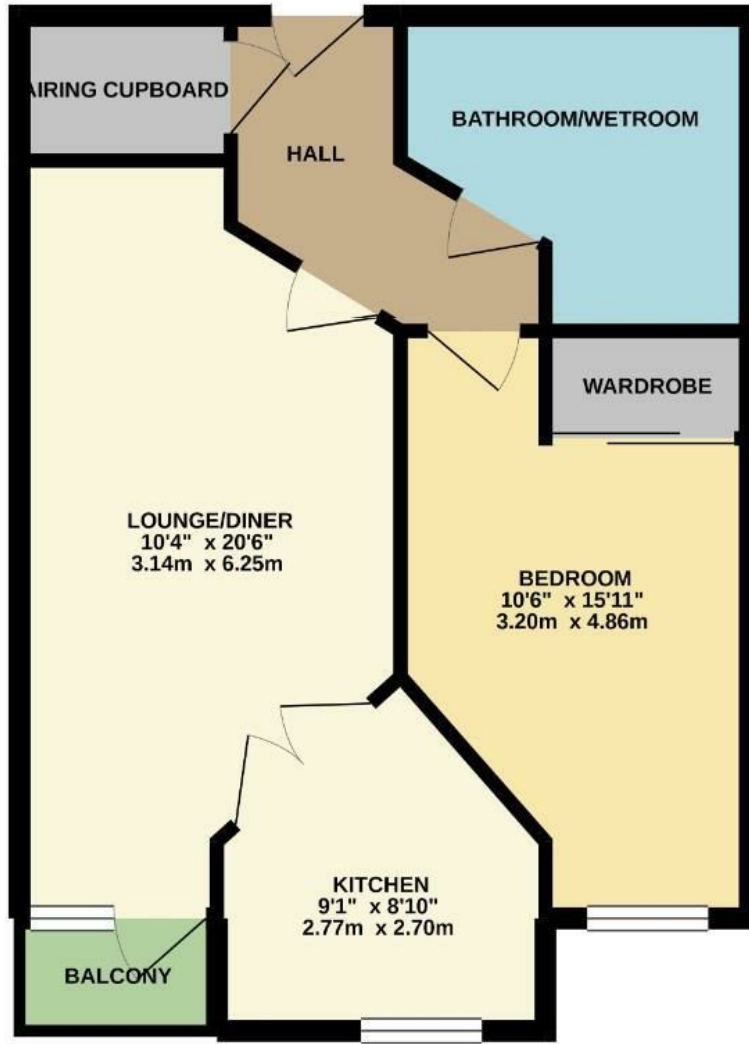
The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out 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.

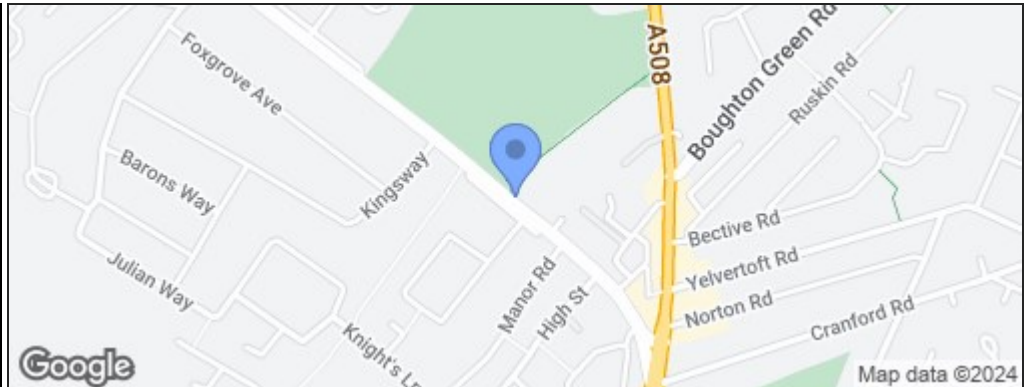


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.