

28  
Wardington Court Welford Road  
Northampton  
NN2 8FR

£200,000

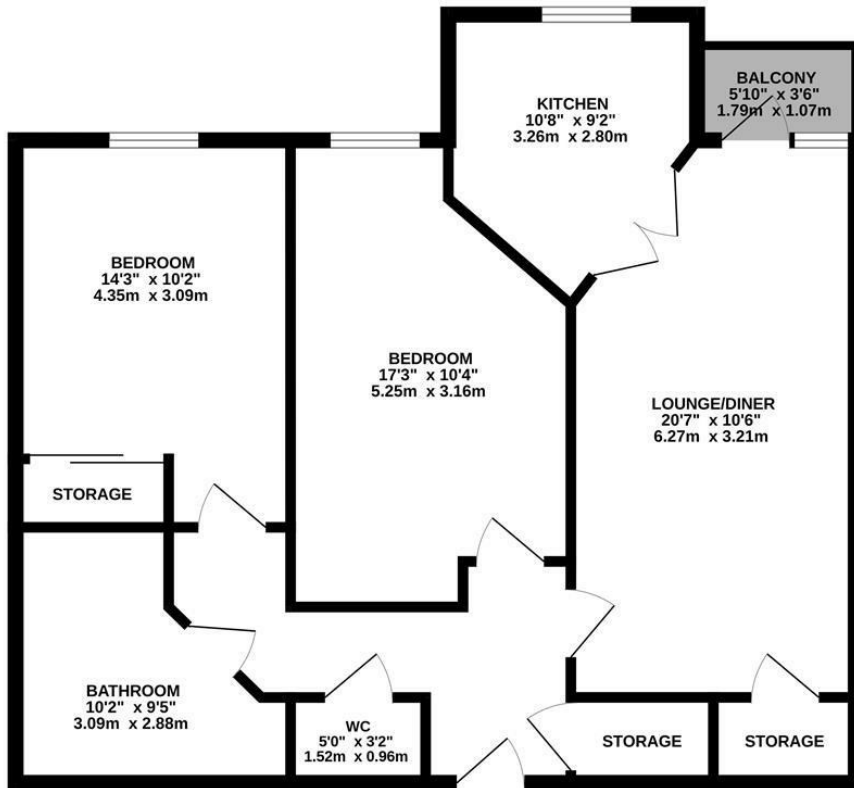


OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.  
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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## AT A GLANCE...



Spacious lounge/diner



Modern fitted kitchen



Two large double bedrooms



Wetroom style bathroom with Bath & Shower



Stunning Communal Gardens



Private secure car park



# WHAT'S GREAT?

## \*\*\*LUXURY RETIREMENT LIFESTYLE\*\*\*

Oscar James are proud to present to the market this stunning two double bedroom contemporary apartment situated within the ever popular McCarthy & Stone development of Wardington Court. This retirement living PLUS offers security, beautiful gardens and fantastic social events within communal areas.

The bright and airy apartment sits on the second floor which can be accessed via the lift or stairs.

We understand downsizing can sometimes be difficult but this fabulous apartment is definitely not short of space with two generous double bedrooms, one of which has a built in wardrobe. There is also a balcony seating area off the living room with views across the beautifully stocked and maintained communal gardens.

The living room is a good size with plenty of space for large furniture. The kitchen is modern with plenty of cupboard space complete with an oven, hob and sink.

The wetroom style bathroom has a four piece suite and like the whole apartment, extremely wheelchair friendly. To conclude the property itself there is an additional toilet and a large storage cupboard housing the hot water cylinder situated within the entrance hall.

The facilities within the development also include a restaurant, laundry room, mobility scooter storage/charging point and a guest suite for family & friends.

Service Charge (Breakdown) -

- 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

...expect excellence



# SELLER'S SECRET

The facility is a superb place to live with that extra support on hand whilst living independently. The social aspect is great with events held within the development



*Why we like it....*

We love the fact this apartment overlooks the beautiful communal gardens.

## OSCAR JAMES

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*To buy or not to buy....*

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