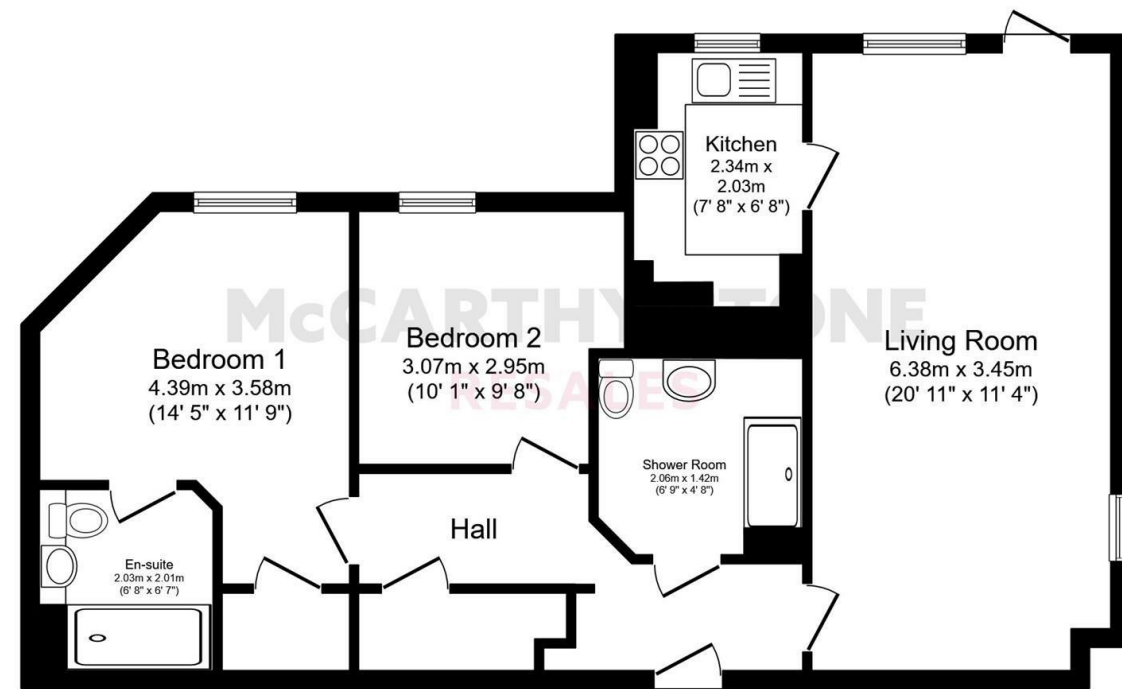


# McCARTHY STONE RESALES

## 8 WESTONIA COURT

582-592 WELLINGBOROUGH RD, NORTHAMPTON, NN3 3JB



Total floor area 74.4 sq.m. (801 sq.ft.) approx

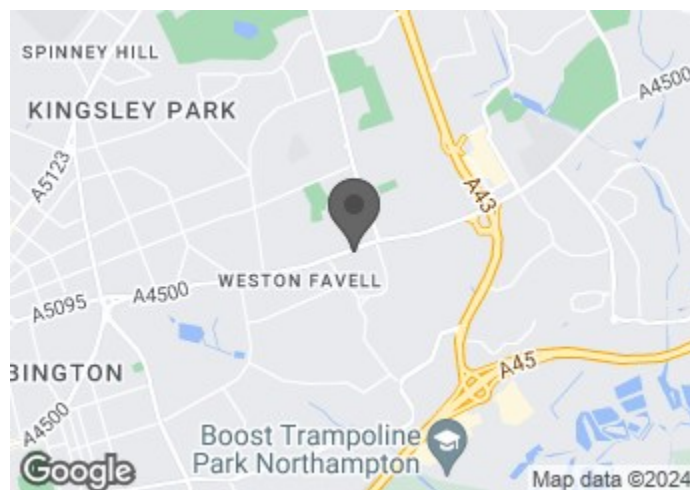
Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: C



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>			
(55-68) <b>D</b>		<b>65</b>	<b>67</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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FRESHLY decorated , BRIGHT and SPACIOUS two bedroom retirement apartment benefitting from a larger than average living room, master bedroom with EN-SUITE bathroom and WALK-IN WARDROBE. The development has EXCELLENT COMMUNAL FACILITIES including landscaped garden, library room and communal lounge where SOCIAL EVENTS take place.

\*\* Part Exchange and Entitlements advice available - please speak to your Property Consultant for more information \*\*

### PRICE REDUCTION

## ASKING PRICE £250,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# 582-592 WELLINGBOROUGH ROAD,

# 2 BEDROOMS £250,000

## WESTONIA COURT

Westonia Court is a development of 50 one and two bedroom Retirement Living apartments situated on the Wellingborough Road. Located next to a supermarket with the desirable Weston Favell village, home of Northampton Tennis Club located behind the development. Regular buses into the large and thriving town of Northampton can be caught from directly outside of Westonia Court. Westonia Court has been designed and constructed for modern living. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms, walk in wardrobes in main bedroom and French balconies to selected apartments. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has remote door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise 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). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Emergency response pull cord system is situated in the hall. Door to a walk-in storage

cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall.

## LIVING ROOM

Bright and spacious living room benefitting from a double glazed door leading to the communal gardens. The layout of the room allows a designated area for a dining table. Raised sockets, TV and BT points, ceiling lights, Door leading to a separate kitchen.

## KITCHEN

Fully fitted kitchen with a range of wall and base units and pan drawers with roll top work surface over. Stainless steel sink with mixer tap sits beneath a double glazed window. Built-in oven. ceramic hob with extractor hood. Integrated fridge/freezer. Ceiling spotlights, floor tiling.

## MASTER BEDROOM

Spacious room with double glazed window. walk-in wardrobe with hanging rails and shelving. Raised sockets, BT and TV points, ceiling lights. Door leading to an ensuite bathroom.

## EN-SUITE BATHROOM

Fully tiled fitted suite with low level bath. WC. Vanity unit wash hand basin with storage cupboards below, and a fitted mirror above. Ceiling spot lights, floor tiling.

## BEDROOM TWO

Spacious bedroom with double glazed window that would be perfect for use as a study or dining room. Raised height sockets.

## WET ROOM

Fully tiled and fitted with suite with wet room style shower. WC, vanity unit with wash basin and mirror above. Ceiling spotlights, heated towel rail, floor tiling.

## 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

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.

Service charge: £4,408.24 per annum (for financial year ending 31/03/2025).

## CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

Parking is by allocated space 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.

## GROUND RENT

Ground rent: £495 per annum  
Ground rent review: 1st June 2031

## LEASE LENGTH

125 Years from 1st June 2013

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

