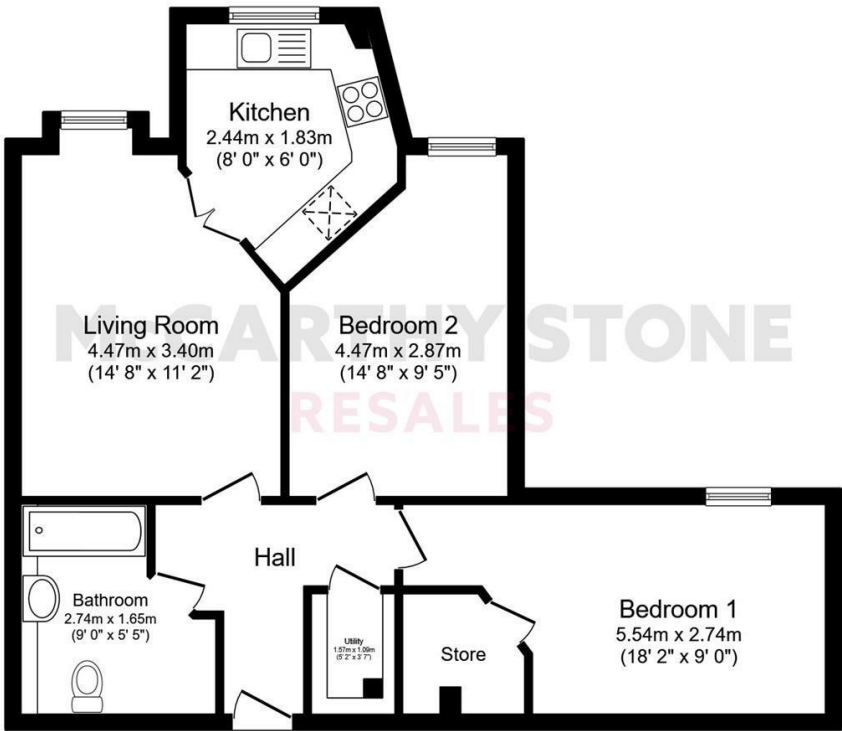


32 Wardington Court

Welford Road, Northampton, NN2 8FR



Total floor area 62.7 sq.m. (675 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: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(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	



Asking price £265,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF WARDINGTON COURT - BOOK NOW!

Beautifully bright and spacious TWO DOUBLE BEDROOM retirement apartment, with a MODERN KITCHEN, built in appliances and a purpose built WET ROOM. The development offers EXCELLENT COMMUNAL FACILITIES, including on-site Restaurant and Communal Lounge where SOCIAL EVENTS take place. ONE HOUR OF DOMESTIC ASSITANCE INCLUDED PER WEEK.

Call us on 0345 556 4104 to find out more.

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

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# Wardington Court, Welford Road, Northampton, Northamptonshire NN2 8FR

## Wardington Court

Designed exclusively with the over 70s in mind, Wardington Court comprises 56 Assisted Living retirement apartments ideally situated in close proximity 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 own 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, and 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 - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

There is a very warm community at Wardington Court, with regular social gatherings including coffee mornings, afternoon teas and movie nights for homeowners to attend when they feel like company and with many homeowners enjoying lunch with one another in our on-site restaurant.

Wardington Court part of McCarthy & Stones Retirement Living PLUS range (formally Assisted Living) and is facilitated to provide its homeowners' with extra care. An Estate's Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment.

There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. 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 bathroom and main bedroom.



It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

## 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 (Underfloor heating runs throughout the apartment). Door to spacious and useful storage cupboard. All other doors lead to the living room, bedrooms and wet room.

## Living Room

The living room offers a generous sitting area, as well as space for dining. Benefitting from having a double glazed patio door overlooking the communal grounds. Two ceiling light points. TV point with Sky+ connectivity. Telephone point. A range of power sockets. Underfloor heating with wall mounted thermostat control. Glazed wooden double doors leads to a separate kitchen.

## Kitchen

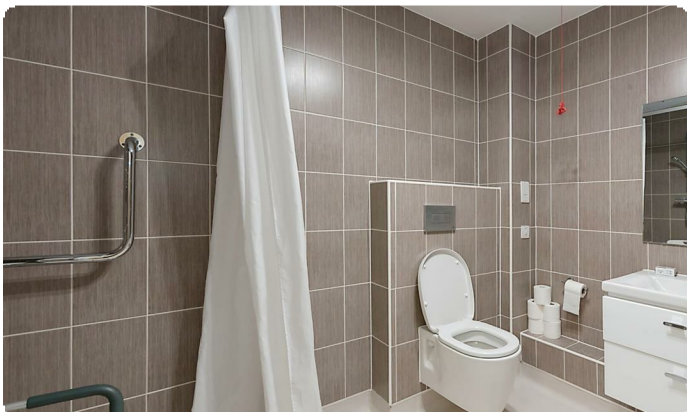
Boasting a range of base and wall units finished in a modern high gloss. The wall units have under unit spot lighting. Wood styled roll edge work surfaces with matching splash back. The stainless steel sink unit, with drainer, is positioned in front of the double glazed window. Built in electric oven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

## Master Bedroom

Of a very good size, this double bedroom benefits from a double glazed window allowing plenty of natural light. Further benefitting from a walk-in wardrobe with hanging rails and shelving. Central ceiling light fitting. TV point. Double glazed window. Underfloor heating with wall mounted thermostat.

## Wet Room

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. slip resistant flooring, chrome heated towel rail, ceiling spotlights.



# 2 bed | £265,000

## Second Bedroom/Dining Room

This second double bedroom boasts a double glazed window and would be perfect for use as a dining room, hobby room or study. TV and telephone points. A number of power sockets. Ceiling light point. Underfloor heating.

## 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

Service charge: £12,678.52 per annum (for financial year end 30/09/2025).

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.

## Ground Rent

Ground rent: £495 per annum  
Ground rent review date: June 2030

## Lease Length

999 years from 1st June 2015

## Additional Information & Services

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

