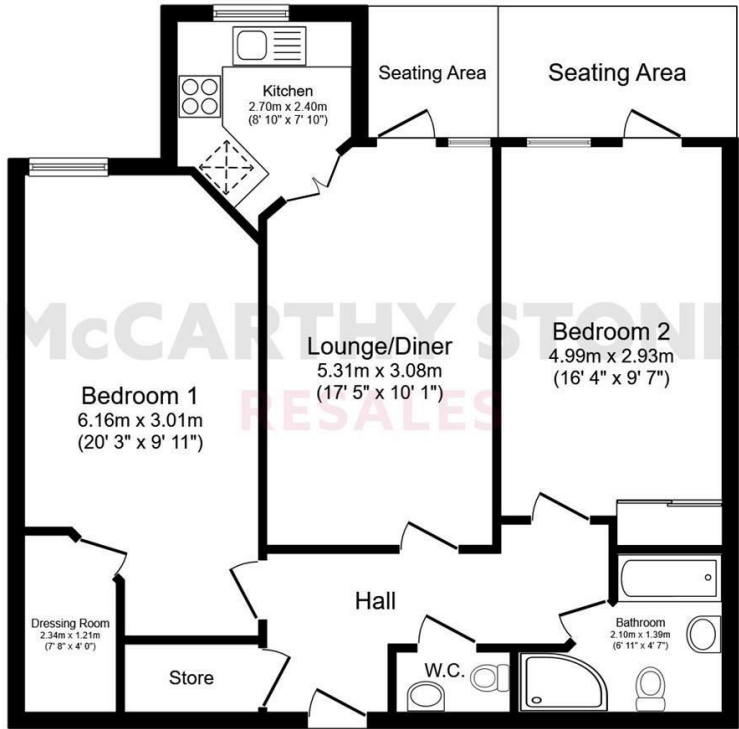


34 Wardington Court

Welford Road, Northampton, NN2 8FR



Asking price £247,500 Leasehold

Join us for coffee & cake at our Open Day - Saturday 8th November 2025 - from 10am - 3pm - book your place today!

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

A spacious TWO BEDROOM apartment, situated on the GROUND FLOOR. Benefitting from access to a PATIO AREA from both the Living Room and Bedroom Two. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, table service restaurant and communal lounge where SOCIAL EVENTS take place. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

Call us on 0345 556 4104 to find out more.

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

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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Wardington Court, Welford Road, Northampton, Northamptonshire

Development Overview

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 Kingshorpe 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 spacious entrance hall. The 24-hour Tunstall emergency response system is located within the hall. Smoke detector and apartment security door entry system with intercom. Large walk-in storage/airing cupboard. Wall mounted thermostat. Doors lead to the guest cloaks, living room, both bedrooms, and wet room. Underfloor heating.

Living Room

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

Kitchen

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

Master Bedroom

A good sized master double bedroom benefitting from a double glazed window allowing plenty of natural light, as well as a spacious walk-in wardrobe, housing hanging rails and shelving. TV and telephone points. A number of power sockets. Emergency pull-cord. Ceiling light point. Underfloor heating with wall mounted thermostat.

Bathroom

A modern purpose bathroom with bath, as well as separate level entry walk in shower. 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. Chrome heated towel rail, emergency pull-cord.

Second Bedroom/Reception Room

Of a good sized, this second double bedroom which would also be perfect for use as a study, hobby room or separate dining room. Benefitting from a patio door allowing plenty of natural



2 bed | £247,500

light as well as providing access out onto the communal grounds. Further benefitting from a built in wardrobe with hanging rail. Central ceiling light fitting. TV point. Double glazed window. Underfloor heating with wall mounted thermostat.

Guest Cloakrrom

Accessed from the hallway, this useful guest cloakroom comprises; WC and wash hand basin with mirror above.

Service Charge (breakdown)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
 - CQC Registered care staff on-site 24/7 for your peace of mind
 - 1 hour cleaning / domestic assistance per week, per apartment
 - 24hr emergency call system
 - Monitored fire alarms and door camera entry security systems
 - Maintaining lifts
 - Heating and lighting in communal areas
 - The running costs of the onsite restaurant
 - Cleaning of communal areas daily
 - Cleaning of windows
 - Maintenance of the landscaped gardens and grounds
 - Repairs & maintenance to the interior communal areas
 - Contingency fund including internal and external redecoration of communal areas
 - Buildings insurance, water and sewerage rates
- The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £12,678.52 per annum (for financial year end 30/09/2025) Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'

Parking Permit Scheme

The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Lease Information

999 years from the 1st June 2015

Ground Rent

Ground rent: £495 per annum.
Ground rent review: 1st June 2030

Additional Information & Services

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

