

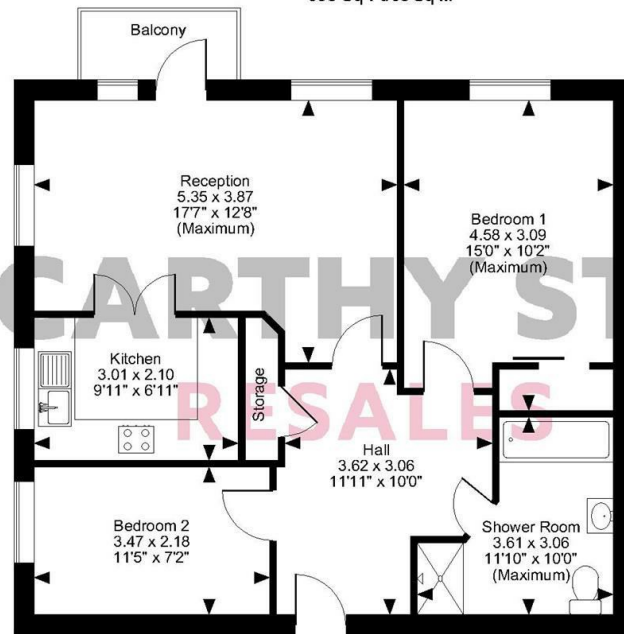
# 48 Wardington Court

Welford Road, Northampton, NN2 8FR

**PRICE REDUCED**



Wardington Court, Welford Road, Northampton  
Approximate Gross Internal Area  
698 Sq Ft/65 Sq M

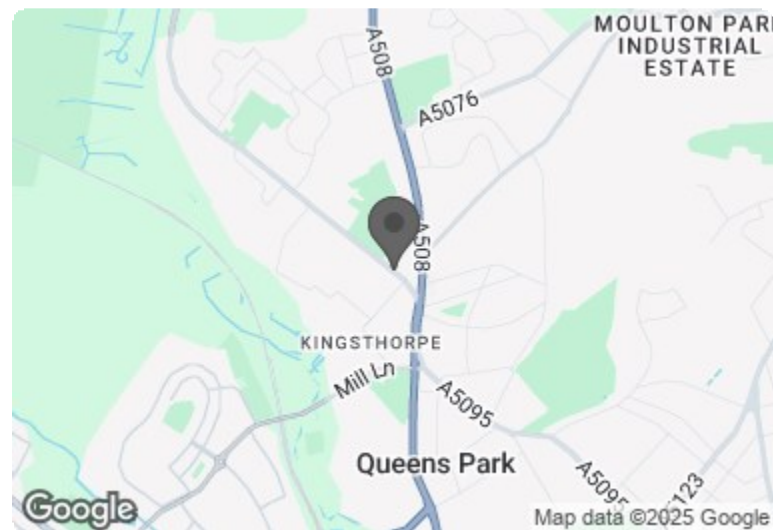


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**PRICE REDUCTION**

**Asking price £100,000 Leasehold**

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF WARDINGTON COURT - BOOK NOW!  
\*\*\*\*12 MONTHS SERVICE CHARGE PAID \*\*\* speak to your Property Consultant for more details.

Beautifully presented First floor retirement apartment is situated at the corner of the building, enjoying a DUAL ASPECT LIVING ROOM with access to a WALK OUT BALCONY WITH PARK VIEWS.  
The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, restaurant and communal lounge where SOCIAL EVENTS take place.

**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,

## 2 Bed | £100,000

PRICE  
REDUCED

### 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.

### Retirement Living PLUS

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. Our 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 that have been eating up your time, like exterior maintenance and gardening. It's all designed to make your life easier.

### Entrance Hall

Front door with spy hole leads to the entrance hall. The 24-hour emergency response system is located within the hall. Smoke detector and apartment security door entry system with intercom. Wall mounted thermostat. Doors lead to the living room, bedroom, and bath/wet room. Underfloor heating runs throughout the apartment with wall mounted thermostat controls in each room.

### Living Room

Bright and airy, dual aspect living room benefitting from two double glazed windows and door leading to a walk out balcony enjoying views over the park. Two ceiling light points. TV point with Sky+ connectivity. Telephone point. Fitted carpets and window blinds. A range of power sockets. Wooden glazed double doors opening to separate kitchen. Underfloor heating.

### Kitchen

Modern kitchen with a range of base and wall units with a roll top work surface over. Ceiling spotlights and 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, electronically controlled, double glazed window. Built in electric oven with space above for a microwave. Integrated fridge and freezer, free standing washing machine. Floor tiling, underfloor heating.

### Master Bedroom

A generously sized master bedroom with double glazed window. Built in wardrobe. Ceiling light fitting. TV, telephone and power points. Fitted carpets and window blind. Emergency pull-cord.

### Bath/Wet Room

Fully tiled, modern suite with a bath and separate level entry

wet room style shower with support rails and curtain. WC with concealed cistern. Vanity unit with inset basin and mixer tap and fitted mirror over. Ceiling spotlights, slip resistant flooring. Emergency pull-cord.

### Second Bedroom

Double bedroom that would also be perfect for use as a dining room or study. Fitted wardrobe. Double glazed window Ceiling light point. Fitted carpets and window blind. 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

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

### 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: 1st 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

