

McCARTHY STONE RESALES

41 WESTONIA COURT WELLINGBOROUGH ROAD, NORTHAMPTON, NN3 3JB



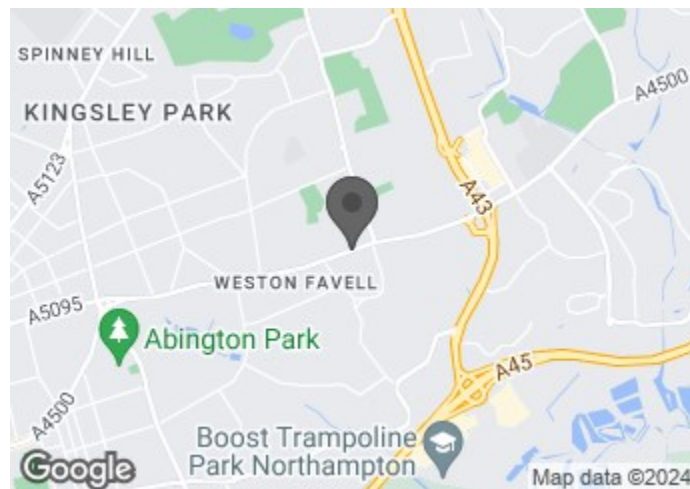
Total floor area 49.9 m² (537 sq.ft.) approx

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) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



This well presented ONE BEDROOM FIRST FLOOR APARTMENT with JULIET BALCONY in a desirable RETIREMENT LIVING DEVELOPMENT FOR THE OVER 60'S - just half a mile from Weston Favell Shopping centre.

ASKING PRICE £166,950 LEASEHOLD

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

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

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WELLINGBOROUGH ROAD, NORTHAMPTON

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 within the desirable Weston Favell village, home of Northampton Tennis Club. 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, building 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 camera 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).

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. From the hallway there is a door to a walk-in storage/airing cupboard. Illuminated light switches, smoke detector, apartment security door

entry system with intercom and emergency pull cord. Doors lead to the bedroom, living room and shower room.

LIVING ROOM

The well presented and spacious living room offers plenty of space to entertain and ample room for dining. Double glazed doors open onto to a Juliet balcony which allows lots of light in. TTV point with sky+ connectivity. Telephone points. Ceiling ceiling lights, fitted carpets. Raised electric power sockets. Part glazed doors lead into a separate kitchen.

KITCHEN

Fully fitted, bright kitchen with a range of wall and base units and pan drawers. Roll top work surface with tiling over. Stainless steel sink with a lever tap. Built-in Hotpoint oven with easy access side opening door with space over for a microwave. Ceramic hob with extractor hood. Fitted integrated fridge/freezer. Under pelmet lighting, central ceiling light point and ceramic floor tiles.

BEDROOM

Double bedroom with window with views towards the front elevation and benefiting from a walk-in wardrobe providing plenty of hanging rails and shelving with a ceiling light. Central ceiling light, fitted carpets, curtains, TV and telephone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising full length walk in shower with glass screen and support rail. WC; vanity unit with inset wash hand basin and mirror above. Emergency pull-cord. Heated towel rail, central ceiling lights and ceramic floor tiles.

SERVICE CHARGE

- On-site visiting House Manager
- 24 hour emergency call system

1 BED | £166,950

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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
- Building insurance

The service charge for financial year end 31st March 2025 is £2,938.83

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.

CAR PARKING

Parking is by allocated space subject to availability. The fee is usually £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

LEASE INFORMATION

Ground rent: £425 per annum

Ground rent review: 1st June 2028

125 years from 2013 Managed by McCarthy Stone

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

ADDITIONAL SERVICES AND INFORMATION

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

