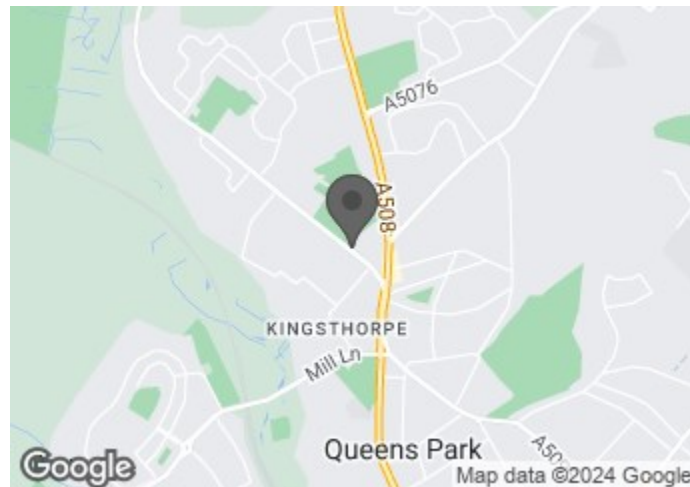


Printed Contact Details...

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>	<b>83</b>	<b>83</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		

**McCARTHY STONE**  
**RESALES**

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**McCARTHY STONE**  
**RESALES**

**10 WARDINGTON COURT**  
WELFORD ROAD, NORTHAMPTON, NN2 8FR



This well presented ONE BEDROOM FIRST FLOOR APARTMENT in a desirable RETIREMENT LIVING PLUS DEVELOPMENT FOR THE OVER 70'S - just a short walk from WAITROSE and Kingsthorpe town centre amenities. Offering quality care services delivered by McCarthy Stone experienced CQC registered Estates team.

**ASKING PRICE £225,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# WARDINGTON COURT, WELFORD ROAD, NORTHAMPTON,

1 BED | £225,000

## 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, Waitrose is just a short walk away, 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 is 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.

## APARTMENT OVERVIEW

Situated in the Ironstone-clad wing of Wardington Court and conveniently accessible by stairs or lift to the main reception and all communal areas, this stunning apartment has many attractive features. The dual aspect, south facing living room allows the natural light in all day and has an area perfect for a dining table. The uniquely spacious kitchen benefits from a breakfast area with views of the adjacent park, popular with dog walkers. Double bedroom has built in wardrobes and the contemporary bath/wet room completes this lovely apartment.

## ENTRANCE HALL

Front door with spy hole leads to the spacious entrance hall. The 24-hour T unstall 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 living room, bedroom, and bath/wet room. Underfloor heating runs throughout the apartment.

## LIVING ROOM

A bright and spacious, south facing, dual aspect living room allowing in the natural light throughout the day. Space by the east-facing window would be ideal for a dining table and chairs, providing views of the main entrance and garden trees beyond. There is also space for a desk and study area. Two ceiling light points. TV point with Sky+ connectivity. Telephone point. A range of power sockets. Glazed wooden double doors opening to separate kitchen. Underfloor heating with thermostat control.

## KITCHEN

Uniquely spacious kitchen with a range of modern, base and wall units. with pan drawers and a roll top work surface over. Purpose built table positioned under the double glazed window, perfect for enjoying the views of the tree lined entrance and recreational park beyond. Built in, waist high electric oven with space over for a microwave, Four ring hob, integrated fridge/freezer. Ceiling spot lights, ceramic floor tiling, under floor heating.

## BEDROOM

A good sized double bedroom with a west facing, double glazed window enjoying views of the recreational park. Built in, mirror

fronted wardrobe. TV and telephone and power sockets. Emergency pull-cord. Ceiling light. Underfloor heating with thermostat control. Double glazed window,

## BATH/WET ROOM

A fully fitted suite comprising of a bath and separate wet room style shower area with support rail curtain. WC with concealed cistern. Vanity unit with inset basin and mixer tap. A fitted mirror is positioned above the wash basin. Emergency pull-cord, chrome heated towel rail, ceiling spotlights and slip-resistant flooring.

## 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.

Annual Service charge: £9,109.08. (for financial year end 30/09/2024)

## CAR PARKING SCHEME

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.

## LEASE INFORMATION

Lease: 999 years from 1st June 2015

Ground rent: £435 per annum

Ground rent review: 1st June 2030

## ADDITIONAL SERVICES AND INFORMATION

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

