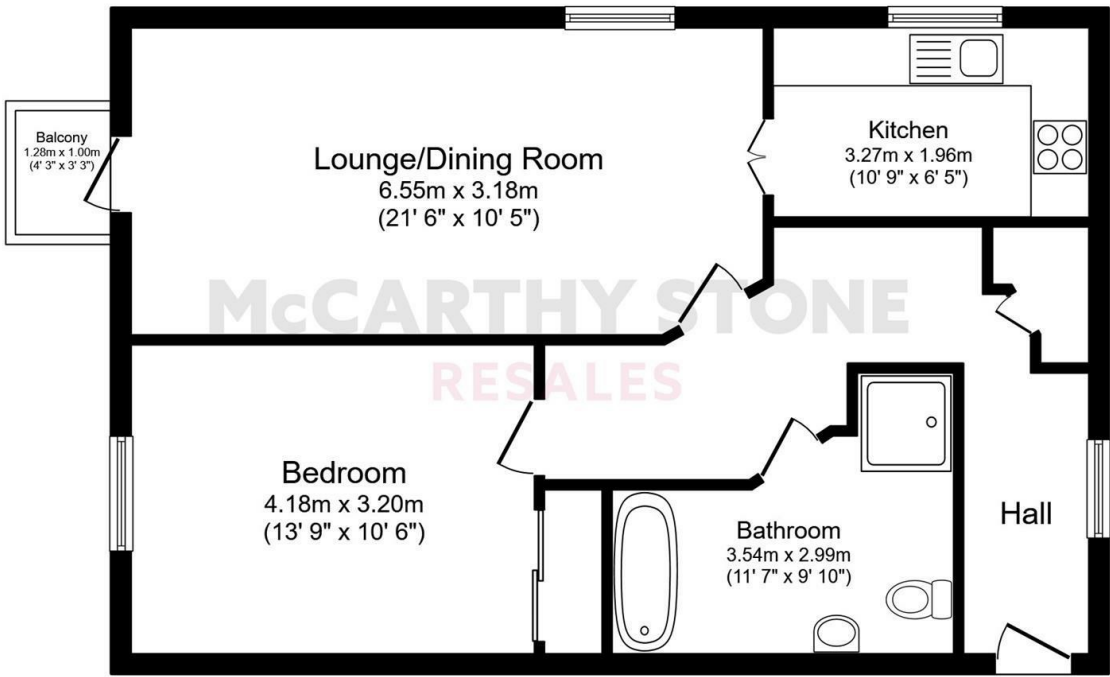


25 Wardington Court

Welford Road, Northampton, NN2 8FR

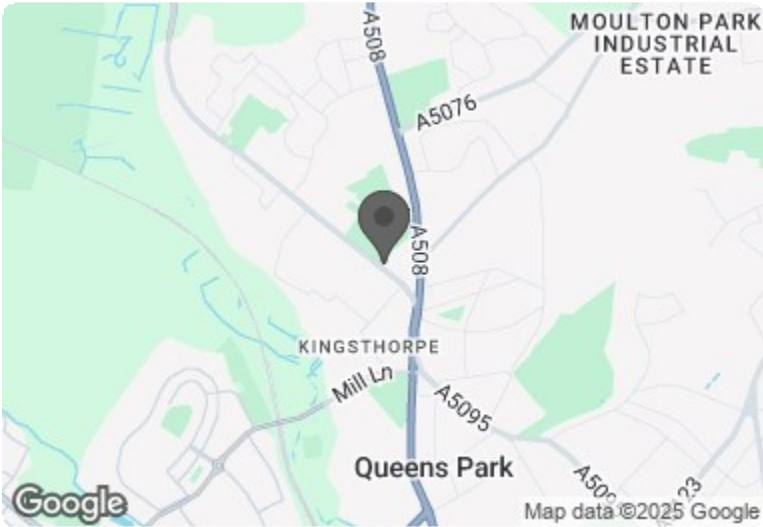
PRICE  
REDUCED



Total floor area 64.3 sq.m. (692 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	83	83
(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	



PRICE REDUCTION

Asking price £199,950 Leasehold

SUPERBLY PRESENTED retirement apartment benefitting from a SOUTH FACING, DUAL ASPECT living room with a walk out balcony. Modern kitchen, double bedroom with FITTED WARDROBES and a CONTEMPORARY bath/wet room. The development offers EXCELLENT COMMUNAL FACILITIES including a restaurant, function room, landscaped gardens 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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Wardington Court, Welford Road,

## 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 on the second floor with views over the main entrance and the neighbouring recreational ground (known locally as Kingsthorpe Rec.), this beautifully presented, sunny apartment benefits from a walk out balcony accessed from the lounge. The dual aspect, south facing living room allows the natural light in all day and has an area perfect for a dining table. The spacious kitchen has room for a breakfast table. 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 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 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. Double glazed door leads to a walk out balcony with views of Kingsthorpe Rec. 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

Spacious kitchen featuring a range of modern, base and wall units. with pan drawers and a roll top work surface over. Built in, waist high electric oven with space over for a microwave, Four ring hob, integrated fridge/freezer. Stainless steel sink with mixer tap sits beneath the double glazed window with views of Kingsthorpe Rec. 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 Kingsthorpe Rec. Built in, mirror fronted wardrobe. TV and telephone and power sockets. Emergency pull-cord. Ceiling light. Underfloor heating with thermostat control. Double glazed window,



# 1 Bed | £199,950

## 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 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 annual service charge is £9,385.64 for financial year ending 30th September 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.

## 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.

## Ground Rent

Ground rent: £435 per annum  
Ground rent review: 1st June 2030

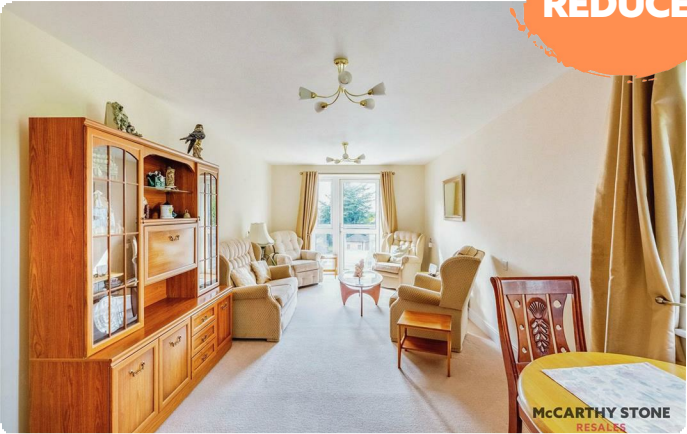
## Lease Length

Lease: 999 years from 1st June 2015

## Additional Services & Information

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

The apartment can be sold furnished and can include a mobility scooter if required.



PRICE  
REDUCED