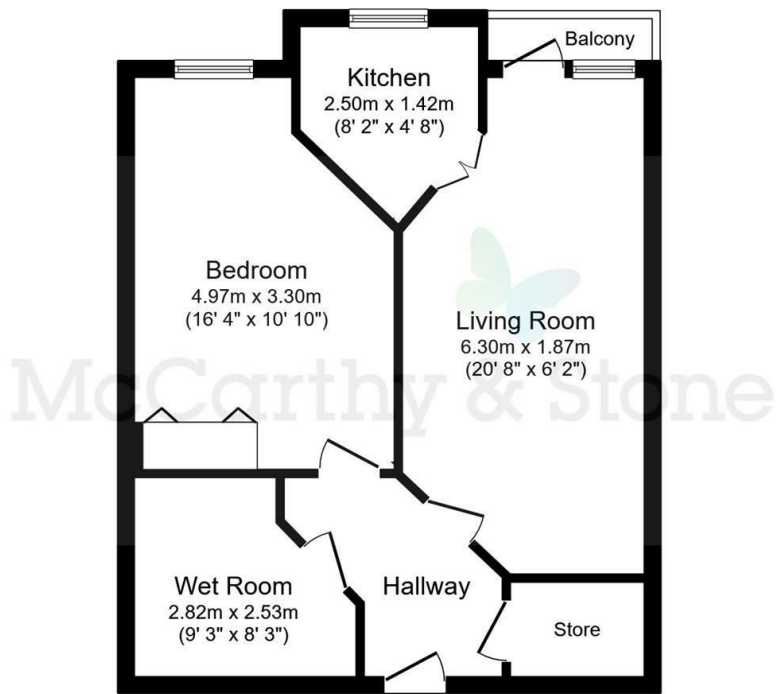


54 Wardington Court

Welford Road, Northampton, NN2 8FR

PRICE
REDUCED



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	88	88
(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 £120,000 Leasehold

SUPERBLY PRESENTED, one bedroom SOUTH FACING apartment benefitting from a WALK-OUT BALCONY. Modern kitchen with BUILT-IN APPLIANCES. Double bedroom with fitted wardrobes and wet room with a separate bath completed this lovely apartment. The development has EXCELLENT COMMUNAL FACILITIES including a table service restaurant, function room, landscaped gardens and communal lounge where SOCIAL EVENTS take place. ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF WARDINGTON COURT - BOOK NOW!

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,

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.

The Apartment

This bright apartment has a sunny south facing aspect and is ready for someone to move into today and offered offered with no onward chain. The spacious living room has access to a walk-out balcony. Fully fitted wet room with separate bath. Modern kitchen with built in appliances.



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 wet room.

Living Room

Bright and spacious south facing living room with large window which allows lots of natural light in and incorporates a French door leading to a walk-out balcony large enough for a bistro set. TV point with Sky+ connectivity (subscription fees may apply), telephone point, a range of power sockets and two ceiling light points. Glazed wooden double doors opening to separate kitchen.

Kitchen

The kitchen is offered in a like new condition. There are a range of base and wall units finished in a modern high gloss and modern wood styled roll edge work surfaces with matching up-stand. Stainless steel sink with mixer tap sits beneath the auto-opening south facing window. Built in electric oven with space above for a microwave, four-ring hob with chimney style extractor. Integrated fridge and freezer. Central ceiling light point and the wall units have under unit spot lighting. Tiled floor.

Bedroom

A good sized south facing double bedroom with built in wardrobe. TV and telephone points, ceiling light point, raised power sockets. Emergency pull-cord.

Wetroom/Bathroom

A modern suit with low level bath, wall hung WC with concealed cistern. Wet room shower unit with safety rails. Wall hung vanity unit with inset basin and mixer tap. A fitted mirror is positioned above the wash basin. Heated towel rail. Emergency pull-cord

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



1 Bed | £120,000

- 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.

The annual service charge is £9,874.57 for financial year ending 30/09/2026.

****Free Entitlements Advice**** Check out benefits you may be entitled to!

Parking Permit Scheme

The fee is usually £250 per annum, permits are available on a first come, first served basis. Please check with the Estates team on site for availability.

Leasehold Information

Ground rent: £435 per annum

Ground rent review: 1st June 2030

Lease: 999 Years from 1st June 2015

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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



PRICE
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