

hours domestic assistance per week however additional hours can be arranged by prior appointment. The development has 24 hr on site staff and secure camera entry systems and 24 hr emergency call system. It is a condition of purchase that residents must meet the age requirements of 70 years of age or over.

HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A508/Barrack Road leading into the Harborough Road through Queens Park to the traffic light junction with Mill Lane opposite the Cock Hotel in Kingsthorpe. Carry straight on and level with the Waitrose supermarket fork left onto the A5199/Welford Road where the entrance to Wardington Court stands on the right hand side adjacent to Kingsthorpe recreation ground.

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For illustration purposes only - not to scale

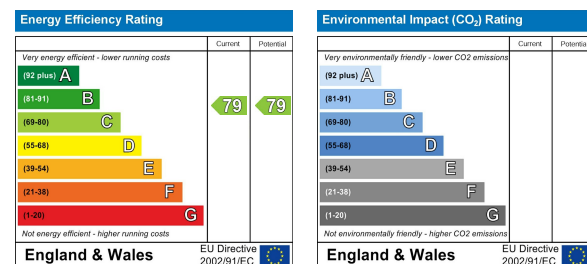
22 Wardington Court, Welford Road Kingsthorpe, Northampton, Northamptonshire, NN2 8FR



Asking Price £125,000 Leasehold

A stylish penthouse apartment designed for the over 70s in high quality popular development of 56 Assisted Living retirement apartments in the centre of Kingsthorpe adjacent to the recreation ground. The one bedroomed accommodation includes a 19 ft x 15 ft living room, one double bedroom, a bathroom with mobility access shower and fitted kitchen. The apartment extends to a floor area of approximately 700 square feet, stands on the second floor with lift access and is vacant with no upward chain.

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ACCOMMODATION

RECEPTION HALL

12'07" x 4'08"

Access from the second floor landing through an oak veneered front door with mobility access, there is a Tunstall emergency cord pull and intercom entry phone.

INNER HALL

12'07" x 4'04"

Giving access to the accommodation and including a utility cupboard housing the hot water cylinder with slatted shelving, electricity meter and fusebox.

LIVING ROOM

19'05" x 15'10"

Vaulted ceiling, twin casement PVCu windows to the gable elevation, TV point and double leaf panelled glazed doors lead to:-



KITCHEN

10'06" x 7'02"

Fitted with floor and wall cabinets with laminated work surfaces incorporating stainless steel sink unit with mixer tap over. The built in appliances comprise the mid level Hotpoint stainless steel oven and four place ceramic hob beneath a cooker hood and there is a built in fridge and freezer as well as pan drawers. There is a Velux roof light over a ceramic tiled floor.



BEDROOM

14'00" x 10'06"

Two casement window to the side elevation towards Kingsthorpe recreation ground, fitted wardrobe with sliding mirror fronted doors, shelving and hanging space and TV point.



BATHROOM

10'02" x 8'03" maximum

Comprising white suite of panelled bath with mixer tap over, vanity wash basin and WC with concealed cistern. There is an open sided wet room shower with adjustable height shower head and waterproof flooring. The bathroom has a lightwell and stainless steel vertical heated towel rail.



COMMUNAL FACILITIES

These comprise the reception room, function room, quiet room, laundry room, refuse room, buggy store and dining room. Externally there are communal gardens which are laid to lawn with well stocked flower borders and a variety of mature shrubs and tall mature specimen trees. Access to Wardington Court is gated and fenced providing a high degree of security and vehicular access is through electrically operated automatic gates.



GARDEN



SERVICES

Main water, electricity and drainage are connected. Heating is through an underfloor electric system with domestic hot water from a Gledhill Pulsacoil Eco Thermal store off peak electric water heater. There is also a mechanical air ventilation system. Anglian Water

TERMS OF THE LEASE

The property was acquired by the previous owner in 2016 on a 100 year lease and is subject to service charges currently £673.36 per month amounting to the sum of £8080.32 for the year. Ground rent is payable in the sum of £435 for the year 2023/24.

AGENTS NOTE

Please note that every endeavour has been taken to ensure accuracy of any lease information but we advise any prospective purchaser to have this checked by their own legal representative.

LOCAL AMENITIES

Wardington Court is designed for independent living where owners live in private apartments together with an on site team providing flexible care and support where needed both day and night. There is a spacious homeowners lounge and a table service restaurant open throughout the year and there is a guest suite for overnight stays for visitors subject to a fee and availability. The community holds regular social gatherings including coffee mornings, afternoon teas and movie nights. Wardington Court is part of McCarthy & Stones retirement living plus facility to provide its homeowners with extra care and the on site manager is responsible for the day to day running of the facility. Within the service homeowners are allocated one

For further information on viewing call 01604 230222