

**39, Wardington Court Welford Road, Kingsthorpe, Northampton, NN2 8FR**  
**£125,000 Leasehold**

New to the market is this beautifully presented, ground floor one bedroom apartment designed exclusively for the over 70's. The accommodation comprises entrance hall, lounge / dining room, modern kitchen, modern bathroom with shower and spacious bedroom with fitted storage. This pleasant apartment is situated within the Wardington Court development constructed in 2015 and comprises 56 Assisted Living Retirement apartments with beautifully maintained communal gardens, communal lounge and table service dining area with the benefit of being close to local amenities. No onward chain. EPC Rating: TBC. Council Tax Band: C

We have been advised of the following: Ground rent £435 pa (review date TBC). Service Charge £8080.32 pa (review date TBC) 999 year lease from 1st June 2015. This information would need to be verified by your chosen legal representative.

**Ground Floor | Communal Lounge | Modern Kitchen | Communal Gardens | Modern Wet Room | Retirement Apartment**

modern marketing · traditional values

Retirement Living Plus - Retirement Living PLUS is all about making life easier. That includes providing a great value in-house restaurant, for when you don't feel like food shopping and cooking yourself, plus a spacious homeowners' lounge for socialising, and a guest apartment where friends and family can stay for a modest fee. Our Retirement Living PLUS developments are wheelchair-friendly to exacting Lifetime Homes Standard, and for mobility scooter owners, there's a secure area to charge them. We also take care of the tasks that have been eating up your time, like exterior maintenance and gardening. It's all designed to make your life easier.

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.

## HALL

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response system is located within the hall. Smoke detector and apartment security door entry system with intercom. Wall mounted thermostat. Doors lead to the lounge, bedroom, bathroom and storage cupboard.

## LOUNGE/DINING ROOM 6.43m x 3.12m (21'1 x 10'3)

uPVC patio doors leading out to the allocated parking area and to the front of the property. A range of power sockets, telephone and television points. Wooden glazed double doors opening to separate kitchen.

## KITCHEN 3.15m x 2.44m (10'4 x 8'0)

uPVC double glazed window to rear elevation. Fitted with a range of base and wall units finished in a modern high gloss. Wood effect roll edge work surfaces with matching upstands. Stainless steel sink unit with drainer. Built in electric oven with hob over. Integrated fridge and freezer. Tiled floor.

## BEDROOM 4.19m x 3.18m (13'9 x 10'5)

uPVC double glazed window to the rear elevation. Fitted wardrobe with internal shelves and rail. Range of power points. Emergency pull-cord.

## WET ROOM 2.62m x 2.92m (8'7 x 9'7)

Fully tiled walls with wetroom soakaway floor. Suite comprising WC with concealed cistern, vanity unit with inset basin with fitted mirror positioned above, wall mounted shower with grab rail and low level bath with grab rails. Emergency pull-cord. Slip resistant flooring. Ceiling spotlights. Heated chrome towel rail.

## AGENTS NOTE

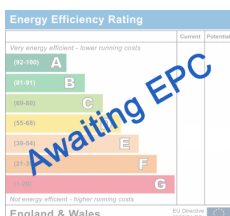
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- Service Charge (Breakdown) -
- Cleaning of communal windows
  - Water rates for communal areas and apartments
  - Electricity, heating, lighting and power to communal areas
  - 24-hour emergency call system
  - Upkeep of gardens and grounds
  - Repairs 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 Jackson Grundy or House Manager.

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

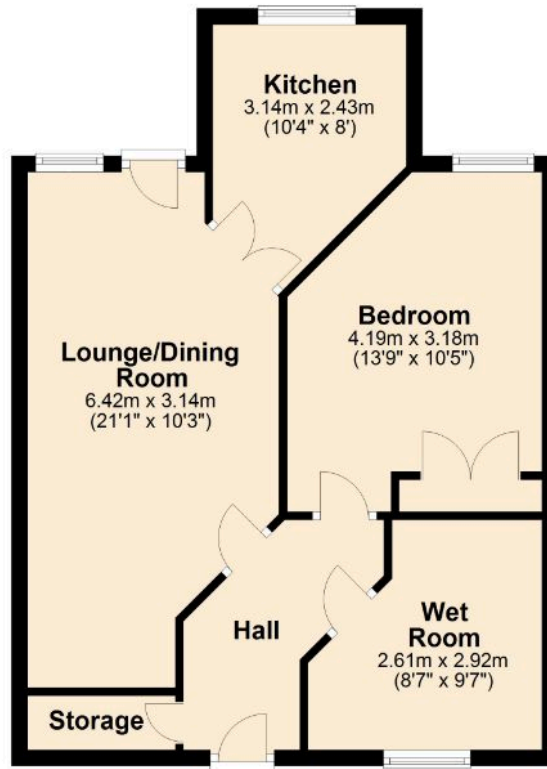


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

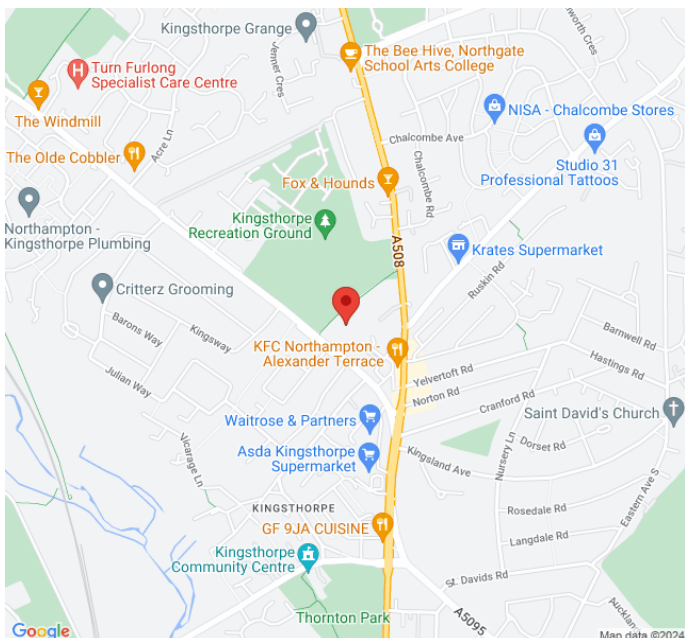
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### Floor Plan

Approx. 50.6 sq. metres (544.6 sq. feet)



Total area: approx. 50.6 sq. metres (544.6 sq. feet)



### LOCAL AREA INFORMATION

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Harborborough Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.

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