

for sale

fixed price **£247,500** Leasehold



## Wardington Court Welford Road Northampton NN2 8FR

Offered to the market with NO UPWARD CHAIN is this well presented ground floor apartment, ideally located in the desirable development of Wardington Court retirement apartments for the over 70's. Set within close proximity to local amenities to include Waitrose Super Market.



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# Property Details

## Entrance Hall

Located within the entrance hall is the 24-hour Tunstall emergency response system, smoke detector and apartment security door entry system with intercom. Wall mounted thermostat and doors leading off to the living/dining room, two double bedrooms, wet room and separate cloakroom. There is also a convenient storage cupboard.

## Cloakroom

Two piece white suite comprising low level flush w.c and wash hand basin. Extractor fan, chrome heated towel rail and tiled to half height.

## Living/ Dining Room 17' 1" x 11' 11" ( 5.21m x 3.63m )

The living room offers a generous sitting area, as well as space for a dining table and chairs. There are double glazed windows to the front and side elevations providing a good degree of natural light, and a double glazed door that leads out to a southerly facing patio area. TV point with Sky+ connectivity, telephone point and glazed french doors opening to the fitted kitchen.

## Kitchen 10' 7" x 7' 8" ( 3.23m x 2.34m )

Fitted with a range of wall and base and wall units, with under cabinet lighting. Stainless steel sink and drainer with mixer tap over, set into a wood styled roll edge work surfaces with matching up stands. Integrated appliances comprise fridge/freezer, slim line dishwasher, electric oven and four ring hob with stainless steel extractor hood over. Space for a microwave oven and plumbing for a washing machine. Tiled floor with under floor heating and double glazed window to the side elevation.

## Master Bedroom 15' 7" max x 10' 1" plus recess ( 4.75m max x 3.07m plus recess )

Spacious double bedroom with the benefit of a double fitted wardrobe with sliding mirrored doors. Double glazed window to the front elevation, under floor heating and further space for freestanding bedroom furniture.

## Bedroom Two 13' 4" max x 10' 1" ( 4.06m max x 3.07m )

Spacious double bedroom with the benefit of a double fitted wardrobe with sliding mirrored doors. Double glazed window to the front elevation, under floor heating and further space for freestanding bedroom furniture.

## Wet Room

A spacious and modern four piece white suite comprising panelled bath with fitted grab rail, walk-in shower with fitted grab rail, low level flush w.c and vanity wash hand basin with fitted mirror over and fitted draws below. Emergency pull-cord, slip resistant flooring, chrome heated towel rail, extractor fan and fully tiled to walls.

## Outside Patio Area

With a Southerly facing aspect there is a convenient paved patio area with mature flower and shrub borders around.

## Communal Gardens

There are landscaped, and well maintained communal gardens with lawned areas and mature flower and shrub borders, and outside seating areas to enjoy all year round.

## Council Tax Band

C

## Wardington Court

Designed exclusively with the over 70's 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.

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

## 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
- Up keep 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

Service charge: £12,678.52 per annum (for financial year end



30/09/2025).

## Ground Rent

£495 per annum with a review date set for June 2030

## Additional Information

- Super fast Fibre Broadband available
- Mains water and electricity
- Mains drainage



To view this property please contact Connells on

**T 01604 716 655**  
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Property Ref: KTP408022 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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