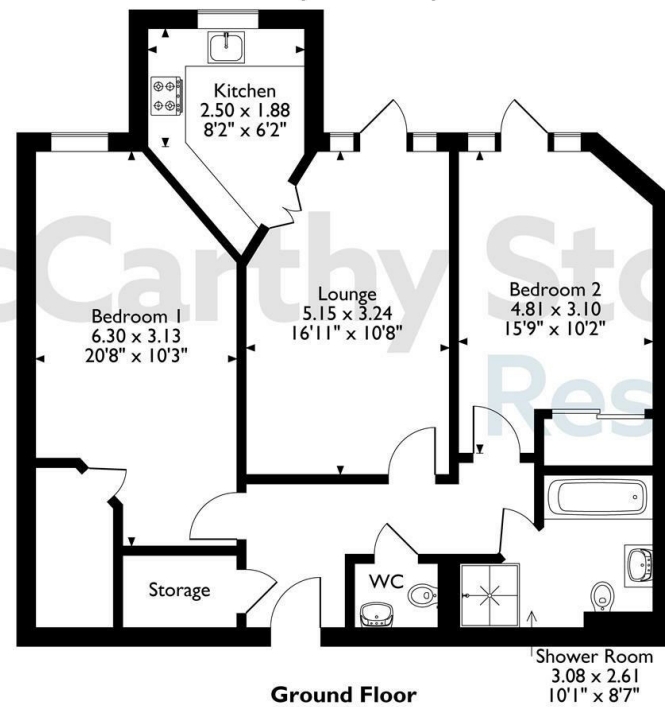


30 Wardington Court, Welford Road, Northampton
Approximate Gross Internal Area
79 Sq M/850 Sq Ft



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(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	

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.



30 Wardington Court

Welford Road, Northampton, NN2 8FR

**PRICE
REDUCED**



PRICE REDUCTION

Asking price £147,000 Leasehold

A spacious TWO BEDROOM GROUND FLOOR apartment with GARDEN VIEW and door leading onto a PATIO AREA from the lounge.
Wardington Court is a McCarthy Stone retirement living plus development with an onsite restaurant, communal lounge, 24/7 staffing and domestic assistance.
Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

Wardington Court, Welford Road,

2 Bed | £147,000

PRICE
REDUCED

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.

Entrance 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 living room, bedrooms, cloak room, and wet room. Underfloor heating throughout the apartment.

Living Room

Spacious lounge complimented by a patio door which leads out on to a small sheltered/secluded patio with views of the well maintained communal gardens. The room also provides space for dining. TV point with Sky+ connectivity (subscription fees may apply), telephone point, two ceiling light points and a range of power sockets. Wooden glazed double doors opening to separate kitchen.

Kitchen

Beautifully modern kitchen with a range of base and wall units finished in a matte white with under spot lighting to the wall units. Wood styled roll edge work surfaces with matching splash back. The stainless steel sink unit, with drainer, is positioned below the garden facing window with decorative blind. Built in electric oven with space above for a microwave and four ring electric hob with chrome extractor fan above. Integrated fridge and freezer. Central ceiling light point and tiled flooring.

Master Bedroom

The spacious master bedroom with window providing views towards the well maintained communal gardens and features a door leading to a walk in wardrobe with shelving and hanging rails. TV and power points, two ceiling light fittings and emergency pull-cord.

Second Bedroom

This second double bedroom boasts a French door leading onto a patio area with garden outlook. Built in wardrobe with mirrored doors. TV and telephone points, raised height power points, ceiling light point and emergency pull-cord.

Wet Room

A modern purpose built wet room with walk in shower fitted and a separate panelled bath both with support rails. Wall hung WC with concealed cistern, vanity unit with inset basin and mixer tap with mirror above. Slip resistant flooring, ceiling spotlights. Emergency pull-cord.

WC

WC with concealed cistern, wall mounted ash hand basin with mixer tap and fitted mirror above and heated towel rail.

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, to find out more about the service charges please contact your Property Consultant or House

Manager.

Annual Service charge: £13,330.92 for financial year ending 30/09/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Parking Permit Scheme-subject to availability

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.

Leasehold Information

Ground rent: £495 per annum

Ground rent review: 1st June 2030

Lease: 999 years from 1st June 2015

Additional Information & Services

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

