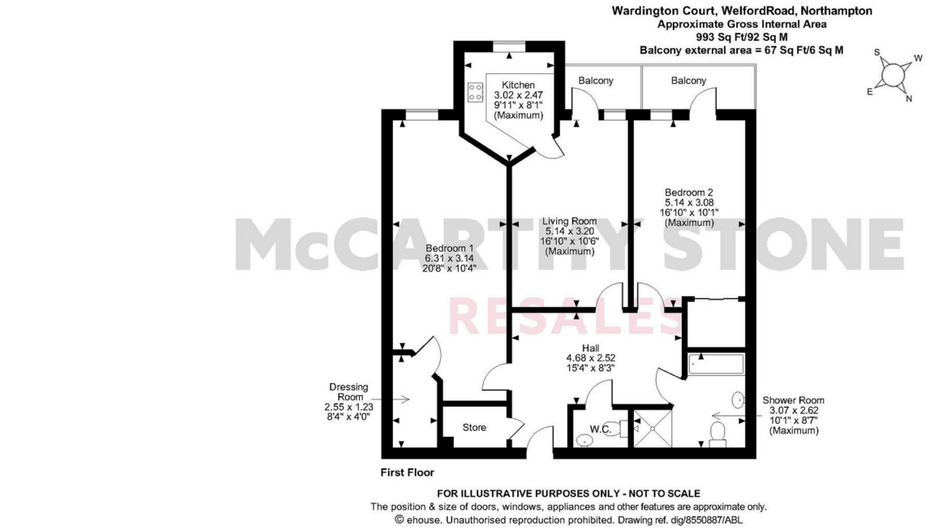
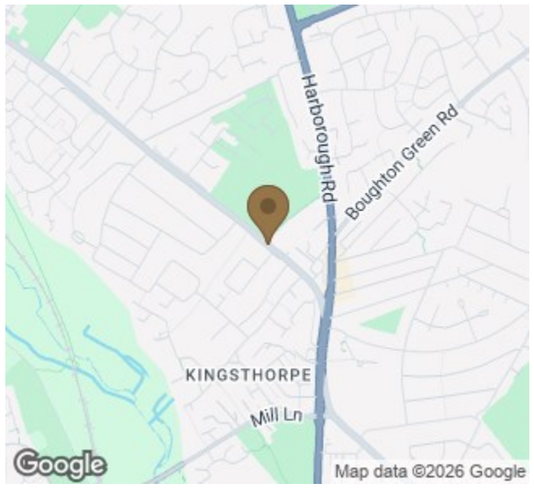
Excellent

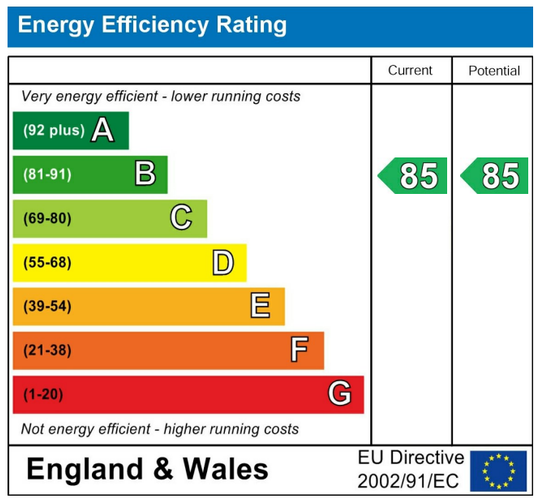
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Registered in England and Wales No. 10716544

The Property Ombudsman







44 Wardington Court

Welford Road, Northampton, NN2 8FR

2 1 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 44 Wardington Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £100,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- In a 'turn key' condition having ben freshly decorated and new carpets fitted throughout.
- Two south-west facing walk out balconies
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Communal Lounge where social events take place
- On site restaurant serving freshly prepared lunches daily
- Guest Suite for visiting family & friends
- Estates Manager + 24-hour on-site staffing.
- Personal care packages available from the onsite CQC registered care agency
- Lift to all floors
- Mobility scooter store, charging point & Laundry Room

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

44 Wardington Court, Northampton

2 | 1 | Offers in the region of £100,000

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.

Apartment Overview
Presented in turn key condition, this bright and spacious two bedroom retirement apartment has been freshly decorated with new carpets throughout. The property benefits from two south west facing balconies, including a walk out balcony from the living room and a second balcony accessed from the bedroom, both ideal for enjoying the evening sun. The modern kitchen features white cabinetry, wood effect worktops, integrated appliances, under counter lighting and a double-glazed window. The generous master bedroom includes a large walk in wardrobe, while the second double bedroom benefits from a large fitted mirror fronted wardrobe. The apartment also offers a spacious bathroom with a separate bath and shower, heated towel rail and useful storage, alongside a separate guest cloakroom. Further benefits include custom made curtains and blinds, decorative ceiling lighting and excellent storage throughout.

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.

Care & Support 3
Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at Wardington Court we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

They can help with things like:
• General cleaning or changing the bed
• Meal planning and preparation
• Bathing, showering and continence support
• Help with medication
• Shaving and grooming/hair and makeup
• Personal shopping and dog walking

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Wardington Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens 2
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

"Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained." – McCarthy Stone Homeowner

Social Lifestyle
Socialising is high on the agenda at Wardington Court and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

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.

Additional Information & Services
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
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
• 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. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service Charge: £13,989.17 for the financial year ending 30/09/2027.

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

Lease Information
Lease: 999 Years from 1st June 2015
Ground rent: £435 per annum
Ground rent review date: June 2030

Moving Made Easy
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 speak with our Property Consultant today.













