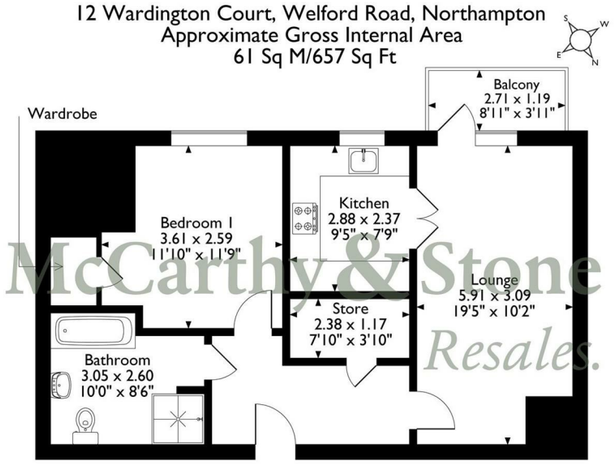
Excellent

Trustpilot

McCarthy & Stone
Resales.

12 Wardington Court, Welford Road, Northampton
Approximate Gross Internal Area
61 Sq M/657 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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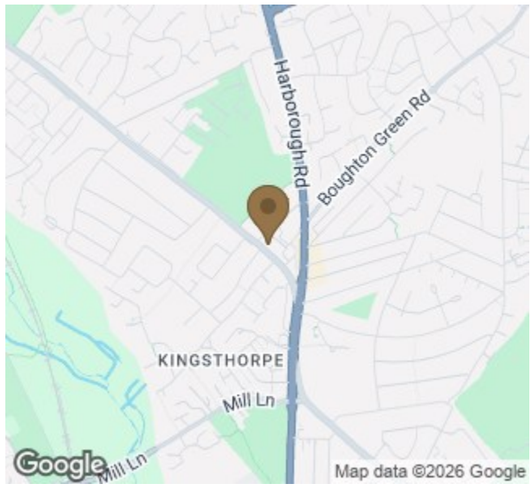

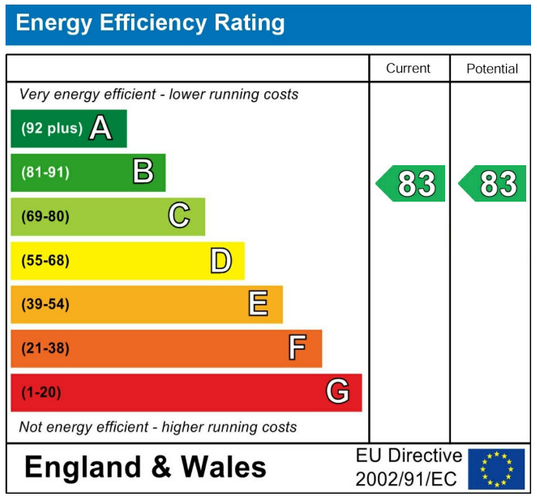

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

12 Wardington Court

Welford Road, Northampton, NN2 8FR

1 1 Council Tax Band: C

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 12 Wardington Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £90,000
Leasehold

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

Why you'll love living here:

- Larger than average, dual aspect living room with
- Modern kitchen with built in appliances and a breakfast area.
- Double bedroom with fitted wardrobe
- Contemporary bath/wet room
- Communal Lounge & Landscaped Gardens
- Restaurant serving freshly prepared 3 course lunches daily
- Function Room and Guest Suite
- Estates Manager + 24-hour on-site staffing.
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Personal care packages available from the onsite CQC registered care agency

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

12 Wardington Court, Northampton

1 | 1 | Asking price £90,000

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, Waitrose is just a short walk away, 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 is 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
We are pleased to offer to the market this lovely one bedroom apartment situated on the first floor. The spacious lounge has ample room for dining and direct access to a walk out balcony with views across the neighbouring park, known locally as 'Kingsthorpe Rec'. The modern kitchen has built in appliances. The double bedroom has a walk in wardrobe and the contemporary shower room completes this lovely apartment.

Landscaped Gardens
One of the main social hubs of Wardington Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Social Lifestyle
The Communal Lounge is at the heart of the community at Wardington Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

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: £10,358.62 for the financial year ending 30/9/2027.

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

Care & Support
The personal care services available at Wardington Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Car Parking Scheme
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.

Ground Rent
Ground rent: £435 per annum
Ground rent review: 1st June 2030

Lease Length
999 years from 1st June 2015

Additional Information & Services
- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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.