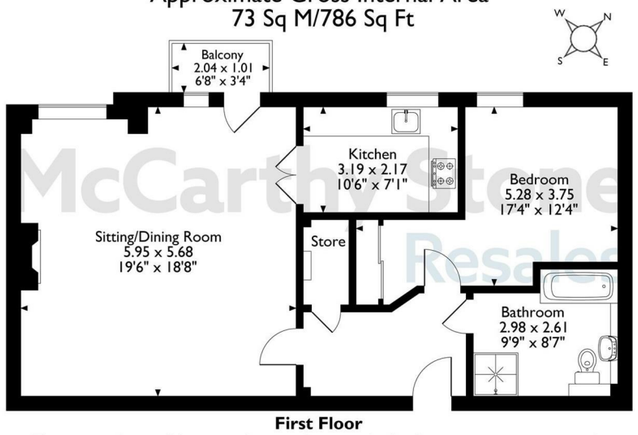
Excellent

Trustpilot

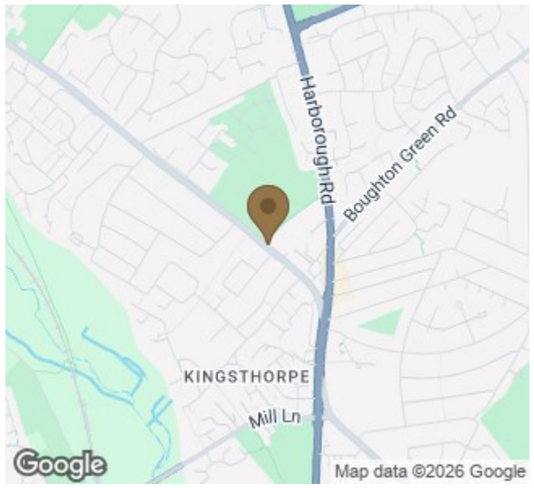
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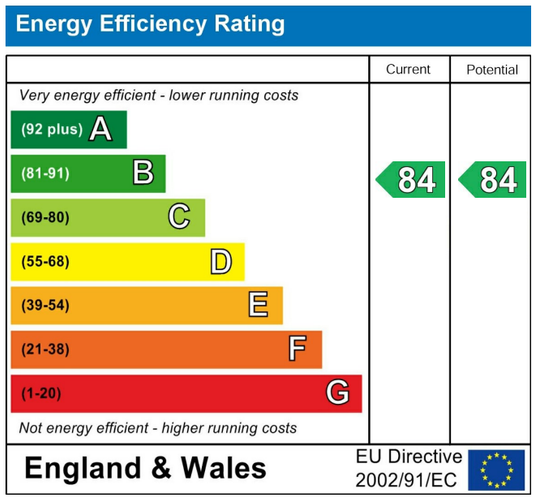
11 Wardington Court, Welford Road, Northampton
Approximate Gross Internal Area
73 Sq M/786 Sq Ft



First Floor

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







11 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 11 Wardington Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £180,000
Leasehold

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

Why you'll love living here:

- Larger than average living room with a walk out balcony enjoying park views
- Modern kitchen with built in appliances
- Double bedroom with fitted wardrobe
- Contemporary bath/showerroom
- 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

11 Wardington Court, Northampton

1 | 1 | Asking price £180,000

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
This stunning and unique retirement property offers bright, spacious and airy accommodation throughout, with lovely views over the adjacent recreational park. The spacious living room features full height triple windows, flooding the room with natural light, while a double glazed door opens onto the balcony. There is ample space for dining furniture, an electric fire with surround and a useful walk in storage/airing cupboard. The modern kitchen is fitted with contemporary white cupboards, wooden-style worktops and a waist height electric oven, with space above for a microwave. An integrated fridge/freezer completes the kitchen, while a double glazed window above the sink enjoys pleasant park views. The good sized double bedroom benefits from a double glazed window overlooking the park and a built in mirror fronted wardrobe. The modern bathroom comprises a bath, separate level entry shower with support rail, WC, vanity unit with inset basin, fitted mirror, heated towel rail, ceiling spotlights and slip resistant flooring. An excellent retirement property offering bright, comfortable living, modern facilities and attractive park views.

Care & Support
One of the greatest benefits of being a McCarthy Stone homeowner is having access to the friendly, flexible and dedicated domestic and personal care team onsite each day. But don't take our word for it, see what our homeowners have to say about our lifestyle support services:

"The staff have always been friendly, helpful and absolutely wonderful at providing care when it was really needed."

"A safe and warm approach to care, delivered with professionalism and skill."

"The care is exceptional. The staff enjoy their job and this shines through to the care that they give."

"The support and care from the team is brilliant: everyone is friendly, empathetic and professional. They are very responsive and have adapted their support to meet his changing needs."

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
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.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit DEVELOPMENT NAME on a regular basis and always happy to welcome new clients.

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.

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

Service Charge (RLP)
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 30/09/2027.

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

Ground Rent
Ground rent: £435 annual fee
Ground rent review: 1st June 2030

Lease Length
999 years from 1st June 2015

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.













