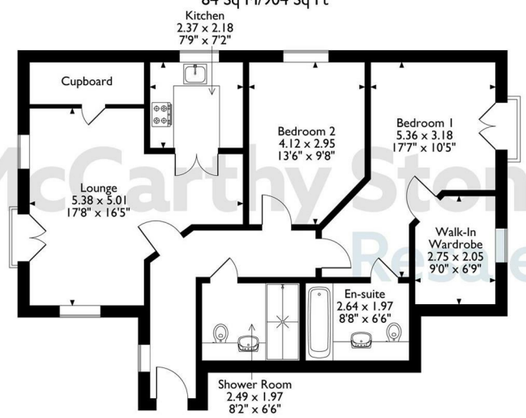
Excellent

Trustpilot

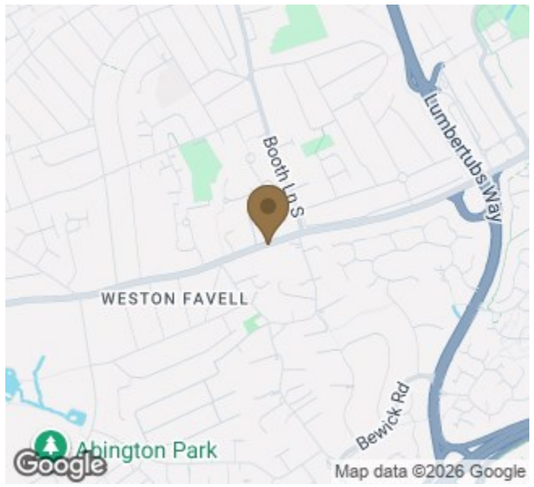
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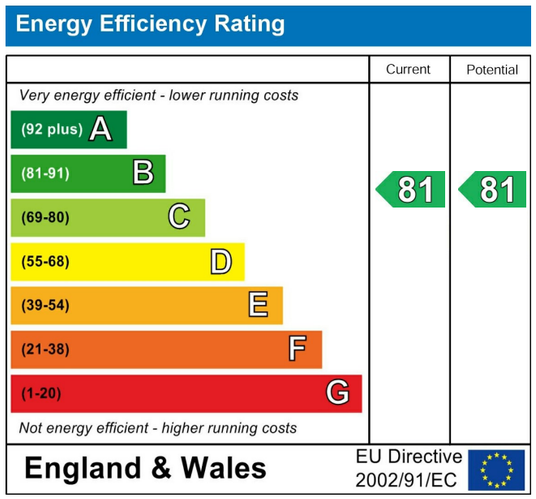
33 Westonia Court, 582-592, Wellingborough Road, Northampton
Approximate Gross Internal Area
84 Sq M/904 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







33 Westonia Court

Wellingborough Rd, Northampton, NN3 3JB

2 2 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 33 Westonia Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

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

Why you'll love living here:

- Wonderful apartment with two Juliet balconies enjoting garden views
- Master bedroom with walk-in wardrobe and ensuite bathroom
- Separate guest shower room
- Close to Weston Favell and Northampton town centre
- House Manager
- Communal lounge and Landscaped Gardens
- Pet friendly!
- Library room
- Laundry Room
- Lifts to all floors

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

33 Westonia Court, Northampton

2 | 2 | Asking price £250,000

Westonia Court
Westonia Court is a development of 50 one and two bedroom Retirement Living apartments situated on the Wellingborough Road. Located next to a supermarket with the desirable Weston Favell village, home of Northampton Tennis Club located behind the development. Regular buses into the large and thriving town of Northampton can be caught from directly outside of Westonia Court. Westonia Court has been been designed and constructed for modern living. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms, walk in wardrobes in main bedroom and French balconies to selected apartments. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. Door to the shower room/wet room, lounge and both bedrooms. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall.

Living Room
A bright and spacious living room featuring a central fireplace as an attractive focal point. Double-glazed doors open inwards onto a Juliet balcony, allowing plenty of natural light to fill the room. There is ample space for both lounge and dining furniture, making it ideal for relaxing or entertaining. The property also benefits from a large storage cupboard, raised power sockets, TV and BT points, ceiling lighting, and a partially glazed door leading to the separate kitchen.

Kitchen
A well-appointed fitted kitchen with a stylish wood effect finish, offering a comprehensive range of wall and base units, including practical pan drawers, complemented by granite effect roll edge worktops. A stainless steel sink with mixer tap is positioned beneath a double-glazed window, providing natural light to the workspace. Integrated appliances include a built-in oven with space for a microwave above, 4 ringed ceramic hob with extractor hood, and fridge/freezer. The kitchen is finished with ceiling spotlights, under cabinet lighting, tiled flooring, and part-tiled walls for a smart appearance and easy maintenance.

Principal Bedroom
A spacious and well presented principal bedroom featuring a Juliet balcony enjoying garden views.creating a bright and airy atmosphere. The room benefits from a walk in wardrobe fitted with hanging rails and shelving, providing excellent storage. Additional features include raised power sockets, TV and BT points, ceiling lighting, and a door leading to the en-suite bathroom.

En-suite Bathroom
A contemporary, fully tiled en-suite bathroom fitted with a panelled bath with a shower over and curtain. WC, a vanity unit with a wash hand basin and storage beneath. A fitted mirror above the basin. This room also benefits from having a heated towel rail.

Bedroom Two
Spacious bedroom with double glazed window that would also be perfect for use as a study or dining room. Raised height sockets.

Shower Room
Fully tiled and fitted with suite with wet room style shower. WC, a vanity unit with a wash hand basin and storage beneath. A fitted mirror above the basin. This room also benefits from having a 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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please please contact your Property Consultant or House Manager.

Annual Service charge is £4,230.26 for the financial year ending 31/03/2027.

Car Parking Permit Scheme-subject to availability
Parking is by allocated space 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 Services & Information
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Ground Rent
Ground rent: £495 per annum
Ground rent review: 1st June 2028

Lease Length
125 Years from 1st June 2013

Moving Made Easy & Additional Services
** Entitlements Service** Check out benefits you may be entitled too, to support you with living cost's.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.
- Fibre to the Cabinet & Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













