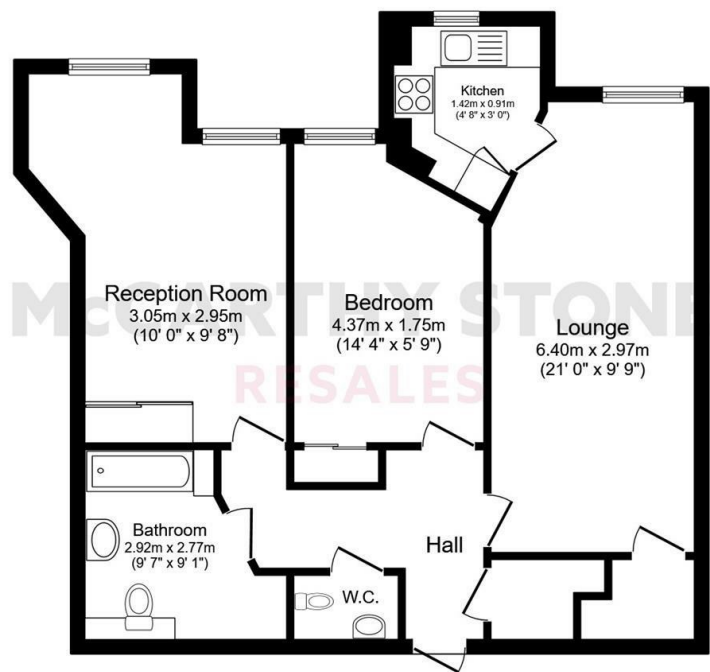


45 Wardington Court

Welford Road, Northampton, NN2 8FR



Total floor area 72.4 m² (779 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(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 



PRICE REDUCTION

Asking price £245,950 Leasehold

A lovely and uniquely decorated two bedroom, south facing retirement property situated on the first floor. The bright and spacious living room benefits from a double glazed door opening onto a Juliet style balcony, with part glazed doors leading into the modern kitchen. The contemporary kitchen features high gloss units, wood effect worktops, under cupboard lighting, integrated appliances and a waist height oven with space above for a microwave. The sink is positioned beneath an electronically controlled double glazed window. The particularly spacious master bedroom benefits from two large double glazed windows and a mirrored sliding door wardrobe with hanging rail and shelving. The second generous double bedroom has a built in mirrored wardrobe and could also be used as a dining room, study or hobby room. The property further benefits from a modern wet room with walk in shower and grab rails, together with a separate cloakroom featuring a concealed cistern WC, wash basin, fitted mirror and heated towel rail.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



Wardington Court, Welford Road,

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

A lovely and uniquely decorated two bedroom, south facing retirement property situated on the first floor. The bright and spacious living room benefits from a double glazed door opening onto a Juliet style balcony, with part glazed doors leading into the modern kitchen. The contemporary kitchen features high gloss units, wood effect worktops, under cupboard lighting, integrated appliances and a waist height oven with space above for a microwave. The sink is positioned beneath an electronically controlled double glazed window. The particularly spacious master bedroom benefits from two large double glazed windows and a mirrored sliding door wardrobe with hanging rail and shelving. The second generous double bedroom has a built in mirrored wardrobe and could also be used as a dining room, study or hobby room. The property further benefits from a modern wet room with walk in shower and grab rails, together with a separate cloakroom featuring a concealed cistern WC, wash basin, fitted mirror and heated towel rail.

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

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



2 Bed | £245,950

- 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.

Service Charge: £13,989.17 per annum (up to financial year end 30/09/2027).

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

Ground Rent

Ground rent: £495 per annum
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.

