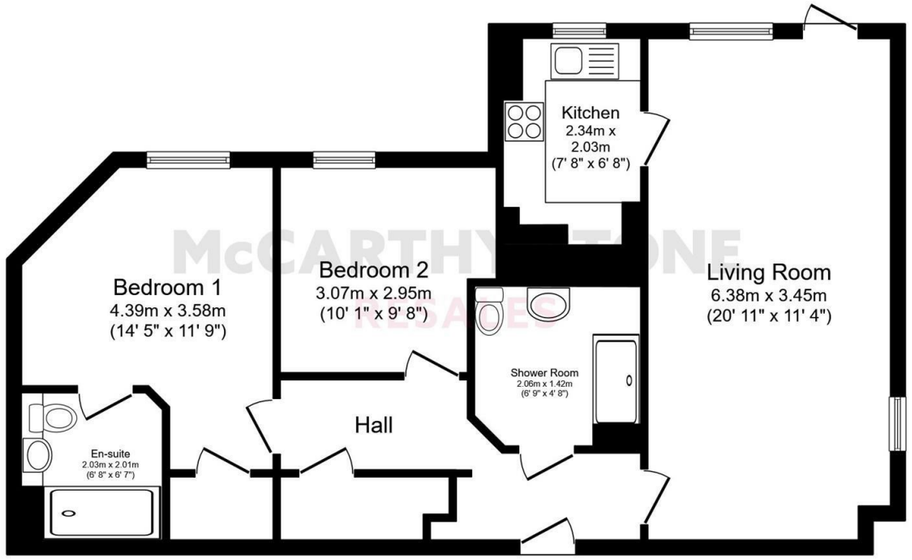
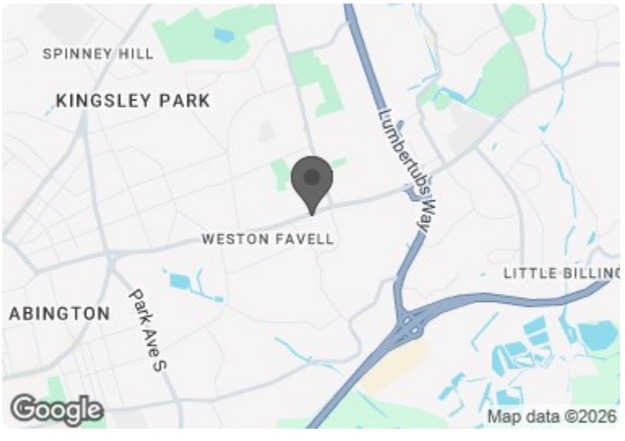
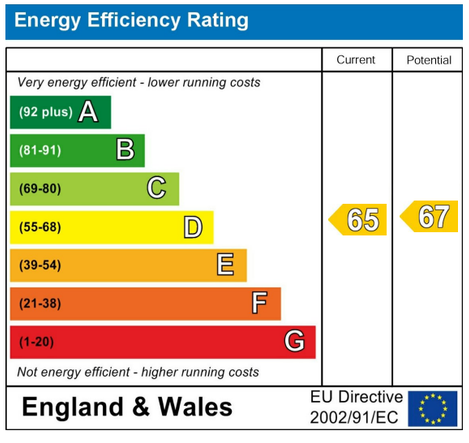
McCarthy Stone
Resales



Total floor area 74.4 sq.m. (801 sq.ft.) approx
Printed Contact Details...
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.
Powered by focalagent.com

Council Tax Band: C





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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

The Property Ombudsman

McCarthy Stone
Resales

8 Westonia Court

582-592 Wellingborough Rd, Northampton, NN3 3JB

PRICE REDUCTION

Offers in the region of £225,000 Leasehold

GROUND FLOOR two bedroom retirement apartment benefitting from a larger than average living room, master bedroom with EN-SUITE bathroom and WALK-IN WARDROBE. FRESHLY decorated , BRIGHT and SPACIOUS
The development has EXCELLENT COMMUNAL FACILITIES including landscaped garden, library room and communal lounge where SOCIAL EVENTS take place.
** Part Exchange and Entitlements advice available - please speak to your Property Consultant for more information **

Call us on 0345 556 4104 to find out more.

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

8 Westonia Court, 582-592 Wellingborough

2 Bed | £225,000

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 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 remote 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 a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall.

Living Room
Bright and spacious living room benefitting from a double glazed door leading to the communal gardens. The layout of the room allows a designated area for a dining table. Raised sockets, TV and BT points, ceiling lights, Door leading to a separate kitchen.

Kitchen
Fully fitted kitchen with a range of wall and base units and pan drawers with roll top work surface over. Stainless steel sink with mixer tap sits beneath a double glazed window. Built-in oven. ceramic hob with extractor hood. Integrated fridge/freezer. Ceiling spotlights, floor tiling.

Master Bedroom
Spacious room with double glazed window. walk-in wardrobe with hanging rails and shelving. Raised sockets, BT and TV points, ceiling lights. Door leading to an ensuite bathroom.

En-suite Bathroom
Fully tiled fitted suite with low level bath. WC. Vanity unit wash hand basin with storage cupboards below, and a fitted mirror above. Ceiling spot lights, floor tiling.

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

Wet Room
Fully tiled and fitted with suite with wet room style shower. WC, vanity unit with wash basin and mirror above. Ceiling spotlights, heated towel rail, floor tiling.

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, to find out more about the service charges please contact your property consultant or house manager.

Annual service charge: £4,230.26 for financial year ending 31/03/2027

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

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.

Lease Information
Lease: 125 Years from 1st June 2013
Ground rent: £495 per annum
Ground rent review: 1st June 2028

Moving Made Easy & Additional Information
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.
• 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Fibre to the Cabinet & Copper Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

PRICE REDUCED