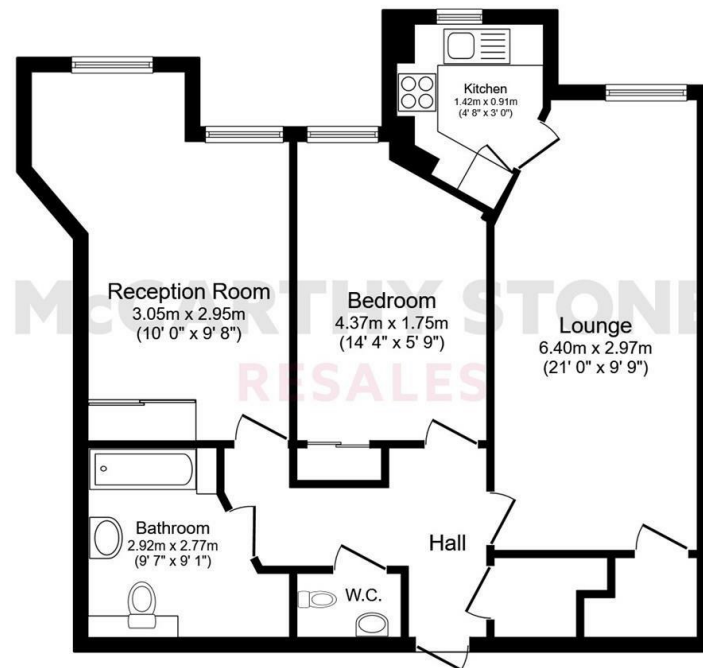


### 45 Wardington Court

Welford Road, Northampton, NN2 8FR



Total floor area 72.4 m<sup>2</sup> (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) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**PRICE REDUCTION**

**Asking price £245,950 Leasehold**

\*Join us for coffee & cake at our Open Day - Thursday 6th August 2026 - from 10am to 4pm - BOOK YOUR PLACE TODAY!\*

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF WARDINGTON COURT - BOOK NOW!

A well presented TWO DOUBLE BEDROOM apartment boasting JULIET BLACONY to the living room and larger than average DUAL ASPECT MASTER BEDROOM with built in wardrobe.

The development offers EXCELLENT COMMUNAL FACILITIES, including on-site Restaurant and Communal Lounge where SOCIAL EVENTS take place.

**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,

## 2 Bed | £245,950

PRICE  
REDUCED

### 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.

### 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.

### Entrance Hall

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response system is located within the hall. Smoke detector and apartment security door entry system with intercom. Wall mounted thermostat. Doors lead to the living room, bedrooms, cloak room, and wet room. Underfloor heating.

### Living Room

A bright and spacious living room with a double glazed door opening to a Juliet style balcony. Two ceiling light points. TV point with Sky+ connectivity. Telephone point. A range of power sockets. Part glazed double doors opening to separate kitchen. Underfloor heating with wall mounted thermostat.

### Kitchen

A range of base and wall units finished in a modern high gloss. The wall units have under unit spot lighting. Wood styled roll edge work surfaces with matching splash back. The stainless steel sink unit, with drainer, is positioned in front of the double glazed, electronically controlled window. Built in electric oven with microwave above. Integrated fridge and freezer. Central ceiling light point. Tiled floor. Underfloor heating.

### Bedroom One

A particularly spacious and unique master bedroom boasting two large double glazed windows. Mirrored sliding door wardrobe with hanging rail and shelving. Two ceiling light fittings. TV and power points. Emergency pull-cord.

### Wet Room

A modern purpose built wet room with walk in shower fitted with grab rails. Wall hung WC with concealed cistern. Wall hung vanity unit with inset basin and mixer tap. A fitted mirror is positioned above the wash basin. Low level bath with grab rails. Emergency pull-cord. slip resistant flooring, ceiling spotlights.

### Second Bedroom

A second spacious, double bedroom boasting double glazed

window. This room would also be perfect for use as a dining room, study or hobby room. Built in wardrobe with mirrored doors. TV and telephone points. A number of power sockets. Emergency pull-cord. Ceiling light point. Underfloor heating with wall mounted thermostat.

### Cloak room

WC with concealed cistern. Wall mounted ash hand basin with mixer tap and fitted mirror above. Heated towel rail.

### Service Charge (breakdown)

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. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual service charge: £13,330.92 for financial year ending 30/09/2026.

\*\* Free Entitlements Advice\*\* Check out benefits you may be entitled to!

### Parking Permit Scheme-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.

### Ground Rent

Ground rent: £495 per annum  
Ground rent review: 1st June 2030

### Lease Length

999 years from 1st June 2015

