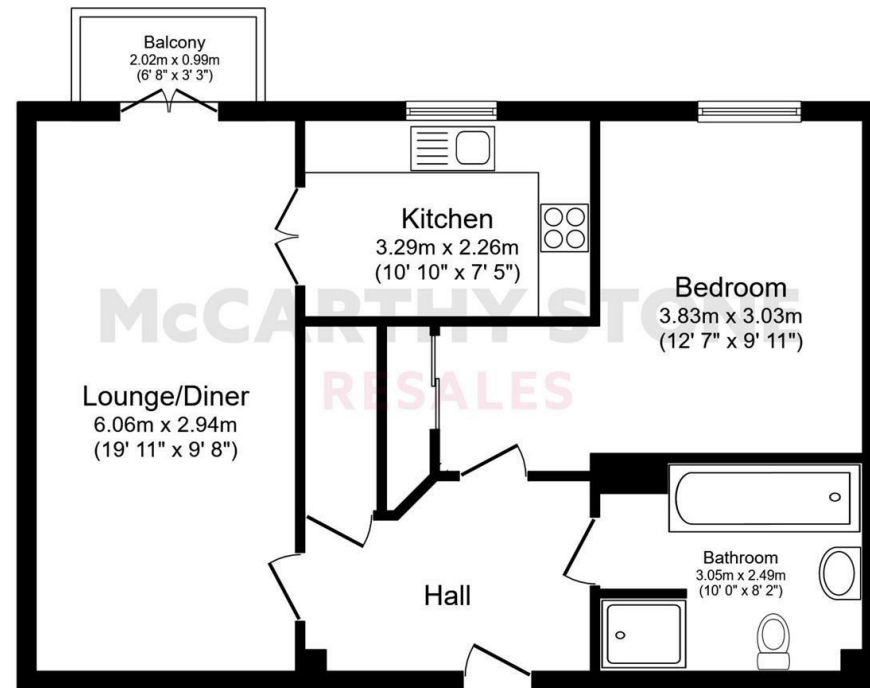


## 23 Wardington Court

Welford Road, Northampton, NN2 8FR

PRICE  
REDUCED



Total floor area 60.2 sq.m. (648 sq.ft.) approx

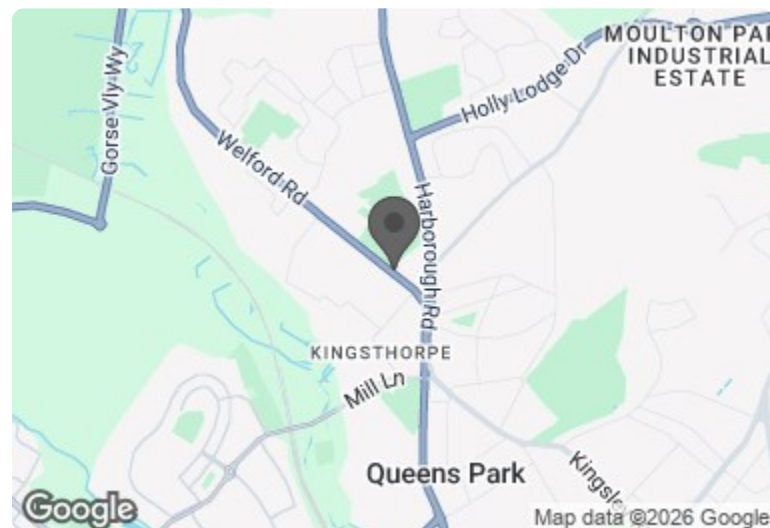
Printed Contact Details...

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>83</b>	<b>83</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

## Offers in the region of £100,000 Leasehold

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

SUPERBLY PRESENTED one bedroom retirement apartment benefitting from WALK OUT BALCONY overlooking Kingsthorpe Recreation Ground. The development offers EXCELLENT COMMUNAL FACILITIES including a restaurant, function room, landscaped gardens and communal lounge where SOCIAL EVENTS take place. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

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,

## 1 Bed | £100,000

PRICE  
REDUCED

### 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.

### Entrance Hall

Front door with spy hole leads to the spacious entrance hall. The 24-hour emergency response system is located within the hall. Smoke detector and apartment security door entry system

with intercom. Large walk-in storage/airing cupboard. Wall mounted thermostat. Doors lead to the living room, bedroom and bath/wet room. Underfloor heating runs throughout the apartment.

### Living Room

A bright and spacious living room benefitting from a walk out balcony enjoying views looking over Kingsthorpe recreation ground. The space by the window would be ideal for a dining table and chairs. Two ceiling light points. TV point with Sky+ connectivity. Telephone point. A range of power sockets. Glazed wooden double doors opening to separate kitchen. Underfloor heating with thermostat control.

### Kitchen

Uniquely spacious kitchen with a range of modern, base and wall units. Double glazed window above the sink, perfect for enjoying the views of the tree-lined entrance and recreational park beyond. Built in, waist high electric oven with space over for a microwave, Four ring hob, integrated fridge/freezer. Ceiling spot lights, ceramic floor tiling, under floor heating.

### Bedroom

A good sized double bedroom with a west facing, double glazed window enjoying views of the Kingsthorpe recreation ground. Built in wardrobe with plenty of hanging and storage space. TV, telephone and power sockets. Emergency pull-cord. Ceiling light. Underfloor heating with thermostat control.

### Bath/Wet room

A fully fitted suite comprising of a bath and separate wet room style shower area with a support rail. WC with concealed cistern. Vanity unit with inset basin and mixer tap. A fitted mirror is positioned above the wash basin. Emergency pull-cord, chrome heated towel rail, ceiling spotlights and slip-resistant flooring.

### 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.

The annual service charge is £9,874.57 for financial year ending 30th September 2026.

**\*\* Free Benefits Service\*\*** Check out benefits you may be entitled to!

### 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.

### Ground Rent

Ground rent: £435 per annum  
Ground rent review: 1st June 2030

### Lease Length

999 years from 1st June 2015

### Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### 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.

