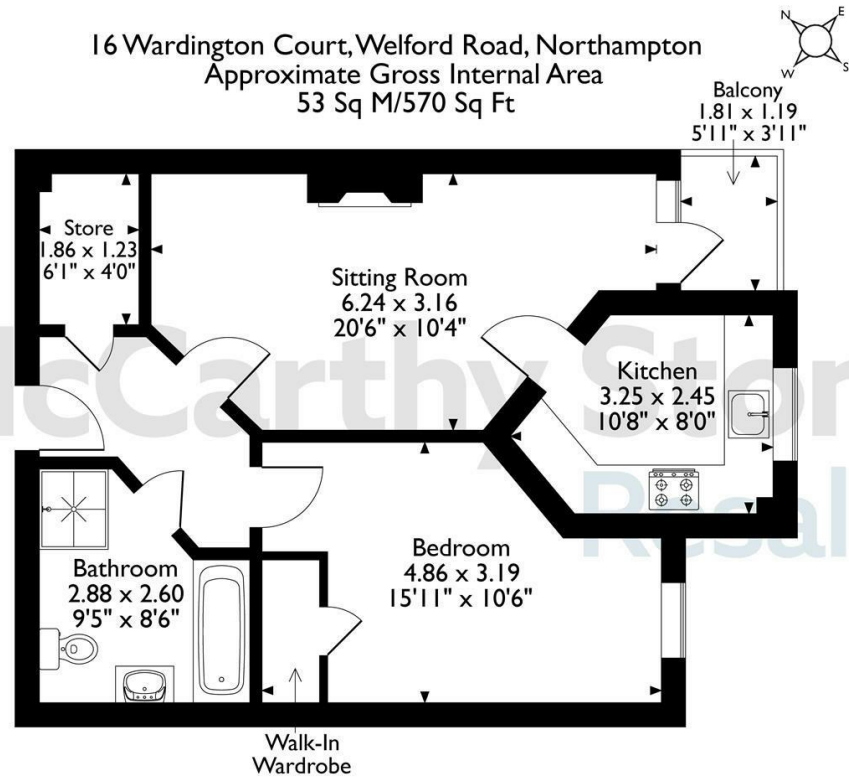


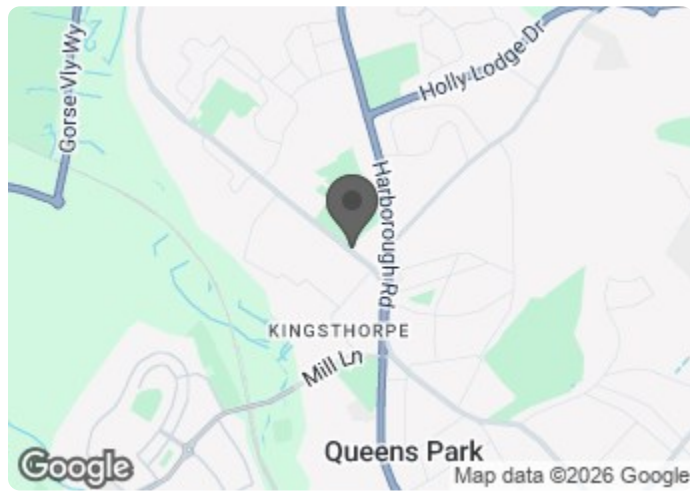
16 Wardington Court, Welford Road, Northampton  
Approximate Gross Internal Area  
53 Sq M/570 Sq Ft



**First Floor Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
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**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>81</b>	<b>81</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		

**16 Wardington Court**

Welford Road, Northampton, NN2 8FR



**Asking price £80,000 Leasehold**

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

BEAUTIFULLY PRESENTED Apartment benefitting from a SUNNY ASPECT and living room with a walk out BALCONY OVERLOOKING THE COMMUNAL GARDENS. Modern kitchen, double bedroom with FITTED MIRRORED WARDROBES and a CONTEMPORARY bath/shower room.

The development offers EXCELLENT COMMUNAL FACILITIES including a restaurant, function room, landscaped gardens and communal lounge where SOCIAL EVENTS take place.

**Call us on 0345 556 4104 to find out more.**

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# Wardington Court, Welford Road, Northampton,

## 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 ensuite 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.

## Apartment Overview

Well presented apartment. The sunny living room provides access to a walk out balcony overlooking the gardens and has ample room for a dining table. Modern kitchen with built in appliances, a double bedroom has a built in mirrored wardrobe and the contemporary bath/wet room completes this lovely apartment.

## 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/shower room. Underfloor heating runs throughout the apartment.

## Living Room

A bright and spacious, sunny living room allowing in the natural light throughout the day. Double glazed door leads to a walk out balcony with views of the communal gardens. Electric fire with surround provides a great focal point. Two ceiling light points. TV point with Sky+ connectivity. Telephone point. A range of power sockets. Part glazed double doors open to the separate kitchen. Underfloor heating with thermostat control.

## Kitchen

Spacious kitchen featuring a range of modern, base and wall units. with pan drawers and a roll top work surface over. Built in, waist high electric oven with space above ideal for a microwave. Four ring hob, integrated fridge/freezer. Stainless steel sink with mixer tap sits beneath the double glazed window with views of the gardens. Ceiling spot lights, ceramic floor tiling, under floor heating.

## Double Bedroom

A good sized double bedroom with double glazed window enjoying views of the communal gardens. Built in, mirror fronted wardrobe. TV and telephone and power sockets. Emergency pull-cord. Ceiling light. Underfloor heating with thermostat control.

# 1 bed | £80,000

## Bath/shower Room

A fully fitted suite comprising of a bath and separate level entry shower area with support rail curtain. 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

- 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 Estate Manager.

The Annual Service Charge is £9,874.57 for the financial year ending 30/9/2026

## Ground Rent

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

## Lease Length

999 years from 1st June 2015

## Moving Made Easy and Additional Services

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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Full Fibre Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

