

14 Westonia Court

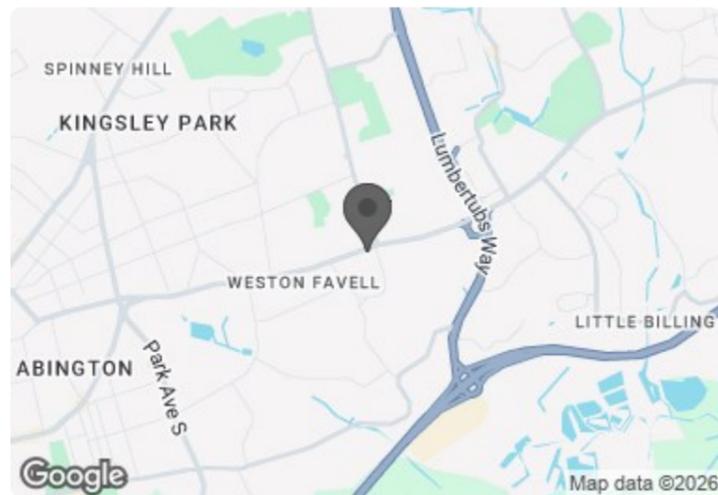
Wellingborough Road, Northampton, NN3 3JB

PRICE REDUCED



Total floor area 58.5 m<sup>2</sup> (630 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: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		81	82
(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	

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PRICE REDUCTION

Asking price £170,000 Leasehold

PRESENTED in an 'AS NEW' condition having been FRESHLY DECORATED with NEW FLOORING throughout ground floor retirement apartment with a PATIO AREA. Modern kitchen with built in appliances, spacious bedroom with a WALK-IN wardrobe and CONTEMPORARY shower room.

The development offers EXCELLENT COMMUNAL FACILITIES including a library, landscaped gardens and lounge where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

# Westonia Court, Wellingborough Road,

## 1 Bed | £170,000

PRICE  
REDUCED

### 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. 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 apartment boasts underfloor heating throughout, Sky/Sky+ connection points in living rooms, walk in wardrobes in main bedroom and access to a small seating area.

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 camera 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.

### Apartment Overview

Presented in a 'turn key' condition, this lovely ground floor apartment has access from the living room onto a small patio area enjoying garden views. The apartment further benefits from being freshly decorated and new carpets fitted throughout. Modern kitchen with built in appliances, a double bedroom with a walk-in wardrobe and a contemporary shower room.

### Entrance Hall

Front door with spy hole leads into the pleasantly decorated entrance hall. The 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Smoke detector and secure visitor entry system with intercom. Doors lead to the bedroom, living room and shower room.

### Living Room

A bright and spacious living/dining room is complimented by a double glazed door and full height window to the side which leads out to a small patio overlooking the gardens. Electric fire with surround provides a nice focal point. TV point (with Sky connectivity) and telephone point. Two ceiling lights. Electric power sockets. Door leading to a walk in store cupboard. Part glazed door leading into a separate kitchen.

### Kitchen

Fully fitted kitchen with tiled floor and large double glazed window with fitted blind. Built-in waist height Hotpoint oven, ceramic hob with extractor hood. Stainless steel sink with mixer tap. Fitted integrated fridge, freezer and under pelmet lighting.

### Bedroom

Benefiting from a large window which lets in natural light making the bedroom bright and airy. Ceiling light, TV and phone point. The bedroom has a door to a large walk in wardrobe housing rails and shelving.

### Shower Room

Fully tiled and fitted with a level access shower unit with fitted glass screen and support rails. WC. Vanity unit with sink and mirror above.

### 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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more

about the service charges please contact your Property Consultant or House Manager.

Annual service charge: £2,797.16 for financial year ending 31/03/2026.

### 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.

### Ground Rent

Ground rent: £425.00 per annum  
Ground rent review: 1st June 2030

### Leasehold

125 years from 1st June 2013

### 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 to that can assist with service charges or living costs.
  - 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

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

