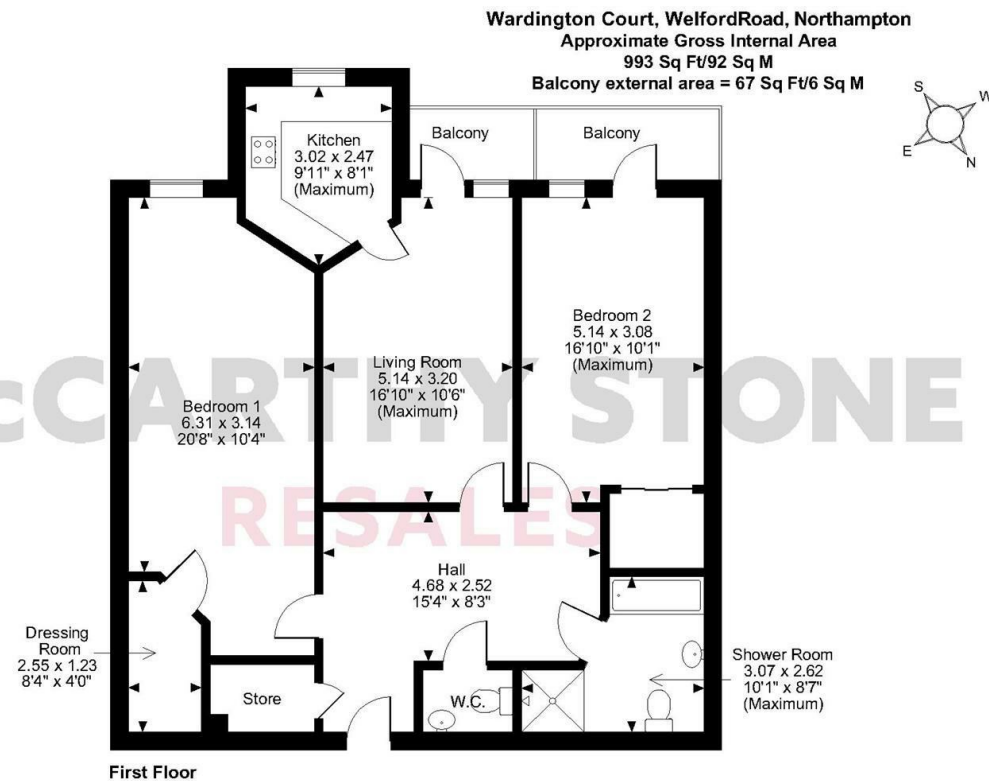


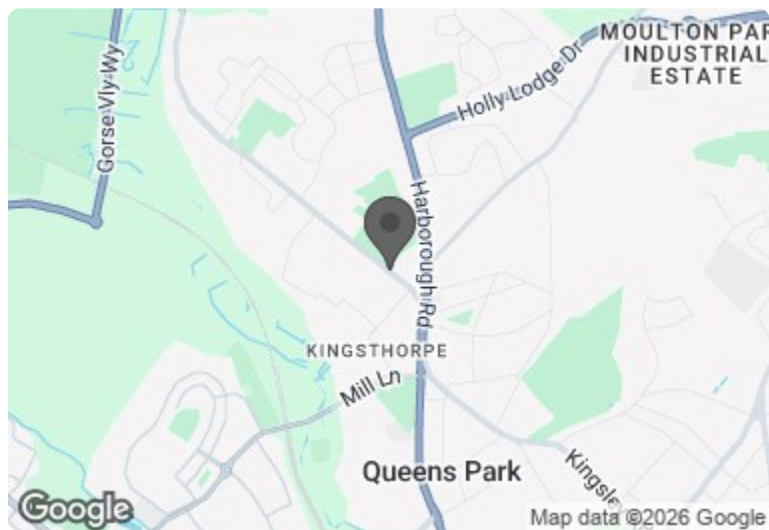
**44 Wardington Court**

Welford Road, Northampton, NN2 8FR



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The position & size of doors, windows, appliances and other features are approximate only.  
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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**

**Offers in the region of £120,000 Leasehold**

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

\*\*\*\*\* OFFERS INVITED\*\*\*\*\*

Delightful two bedroom retirement apartment presented in a 'TURN KEY' condition having been FRESHLY DECORATED with NEW CARPETS fitted throughout. The apartment further boasts TWO SOUTH-WEST FACING BALCONIES, modern kitchen with BUILT IN APPLIANCES, TWO DOUBLE BEDROOMS and a CONTEMPORARY shower room. ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF WARDINGTON COURT - BOOK NOW!

**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 | £120,000

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.

### Apartment Overview

Presented in a 'turn key' condition having been freshly decorated with new carpets fitted throughout, we are delighted to offer this

bright and spacious apartment. The south-west facing balconies allow plenty of natural light into the apartment and are perfect for enjoying the evening sunsets. The living room has access to a walk out balcony providing room for a small table and chairs. A modern kitchen has built in appliances. Two double bedrooms, the master has a walk-in wardrobe and the second bedroom has a fitted mirror fronted wardrobe and access to an additional balcony. The apartment further boasts a contemporary bath/shower room and for convenience a separate guest cloakroom. The apartment is fitted throughout with decorative ceiling lights and custom made curtains and window blinds.

### Entrance Hall

Front door with spy hole leads to the entrance hall. The 24-hour 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 runs throughout the apartment.

### Living Room

A bright and spacious living room with a double glazed door leading onto a walk out balcony with room for a small table and chairs. Two ceiling light points. TV point with Sky+ connectivity. Telephone point. A range of power sockets. Curtains and new fitted carpets. Part glazed double doors opening to separate kitchen. Underfloor heating with wall mounted thermostat. Curtains and new fitted carpets.

### 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.

### Master Bedroom

The spacious master bedroom with a double glazed window. Walk in wardrobe with hanging rails and shelving. Two ceiling light fitting. 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

This second double bedroom boasts a double glazed door leading to an additional walk out balcony. 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. Fitted curtains, new fitted carpets.

### 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

### 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.

