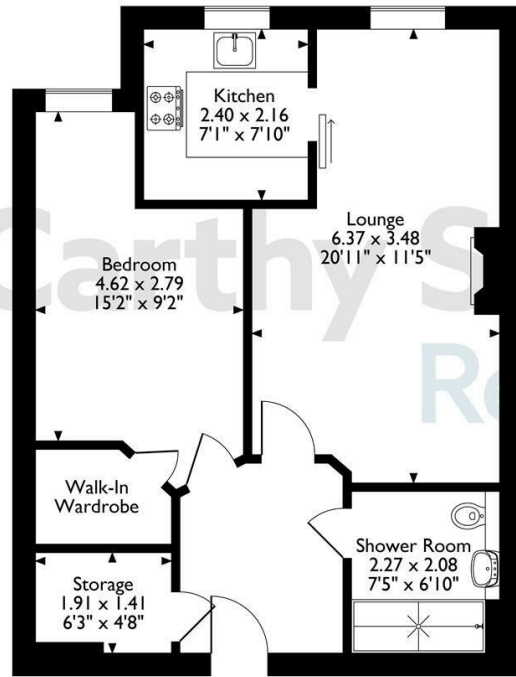


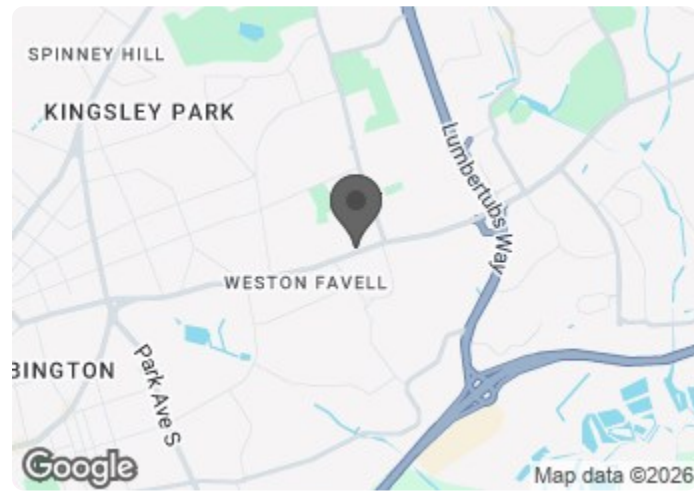
25 Westonia Court, 582-592, Wellingborough Road, Northampton  
 Approximate Gross Internal Area  
 55 Sq M/592 Sq Ft



First Floor

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>	<b>85</b>	<b>86</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	

## 25 Westonia Court

Wellingborough Road, Northampton, NN3 3JB



**Asking price £168,500 Leasehold**

A SPACIOUS one bedroom first floor apartment with new carpets fitted throughout. The apartment further benefits from a SPACIOUS LOUNGE, double bedroom with WALK-IN WARDROBE, modern kitchen with BUILT IN APPLIANCES and contemporary shower room. Situated within a POPULAR MCCARTHY STONE retirement living development with excellent COMMUNAL FACILITIES

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

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# Wellingborough Road, Northampton

## 1 bed | £168,500

### 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 within 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 apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms, walk-in wardrobes in main bedroom and French balconies to selected apartments.

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, building 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).

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system. Door to a large walk-in storage/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord. Doors lead to the bedroom, living room and shower room.

### Living Room

The well presented and spacious living room offers plenty of space to entertain and ample room for dining. Full height double glazed window allows plenty of natural light in. TV point with sky+ connectivity. Telephone points. Two ceiling lights, new fitted carpets Raised electric power sockets. Part glazed doors lead into a separate kitchen.

### Kitchen

Fully fitted, bright kitchen with a range of wall and base units and pan drawers. Roll top work surface with tiling over. Stainless steel sink with a lever tap sits beneath a double glazed window. Built-in Hotpoint oven with easy access side opening door with space over for a microwave. Ceramic hob with extractor hood. Integrated fridge/freezer. Under pelmet lighting, central ceiling light point and ceramic floor tiles.

### Bedroom

Double bedroom with window with views towards the front elevation and benefiting from a large dressing room/ walk-in wardrobe providing plenty of hanging rails and shelving with a ceiling light. Central ceiling light, new fitted carpets, curtains, TV and telephone point.

### Shower Room

Fully tiled and fitted with suite comprising full length walk in shower with glass screen and support rail. WC; vanity unit with inset wash hand basin and mirror above. Emergency pull-cord. Heated towel rail, central ceiling lights and ceramic floor tiles.

### Service Charge

- On-site visiting House Manager
- 24 hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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
- Building insurance

Annual Service charge £2,820.17 for financial year ending 31/3/2027.

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.

### Car Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Lease Information

Ground rent: £425 per annum

Ground rent review: 1st June 2028

125 years from 2013 Managed by McCarthy Stone

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### 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.
  - 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

