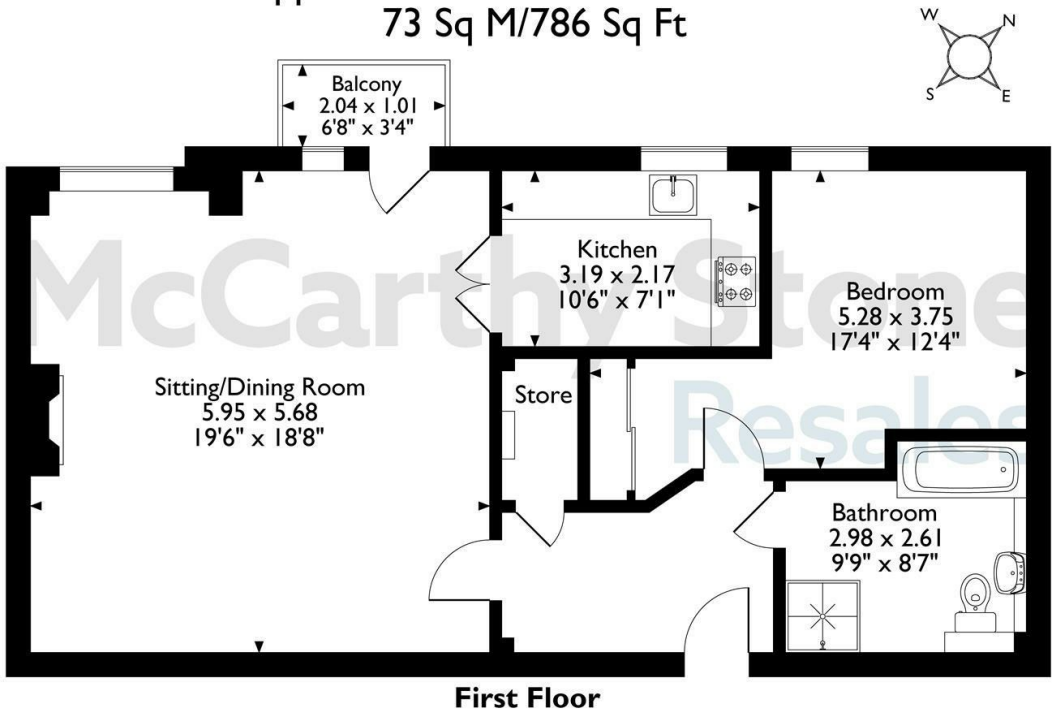


11 Wardington Court, Welford Road, Northampton
Approximate Gross Internal Area
73 Sq M/786 Sq Ft



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) A		
(81-91) B		
(69-80) C		
(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	

11 Wardington Court

Welford Road, Northampton, NN2 8FR



Asking price £199,950 Leasehold

SUPERBLY PRESENTED retirement apartment benefitting from a LARGER THAN AVERAGE living room with FULL HEIGHT WINDOWS and WALK OUT BALCONY. Modern kitchen with BUILT IN APPLIANCES, double bedroom with FITTED 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.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



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 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.

Apartment Overview
Situating in the Ironstone-clad wing of Wardington Court and conveniently accessible by stairs or lift to the main reception and all communal areas, this stunning apartment has many attractive features. The bright and airy living room boasts a full height, triple window allowing the natural light in all day and has access via a double glazed door to a walk out balcony enjoying views of the adjacent park. The modern kitchen with built in appliances, double bedroom has built in wardrobes and the contemporary bath/shower 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 living room has full height, triple windows allowing in the natural light throughout the day. Double glazed door leads to a balcony enjoying views over the adjacent park. There's ample room for a dining table and chairs and an 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. Blinds to the windows and door by 'first4Blinds' and the John Lewis light shades are included, Glazed wooden double doors opening to separate kitchen. Underfloor heating with thermostat control.

Kitchen
Modern kitchen with a range of modern, base and wall units. with pan drawers with a roll top work surface over. Sink with mixer tap sits beneath the double glazed window enjoying views of the park. 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 double glazed window enjoying views of the recreational park. Built in, mirror fronted wardrobe. TV and telephone and power sockets. Emergency pull-cord. Ceiling light, curtains. Underfloor heating with thermostat control.

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



1 Bed | £199,950

- 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 £9,874.57 for financial year ending 30/9/2026.

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 annual fee
Ground rent review: 1st June 2030

Lease Length
999 years from 1st June 2015

Moving Made Easy & 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 WEB PAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

