

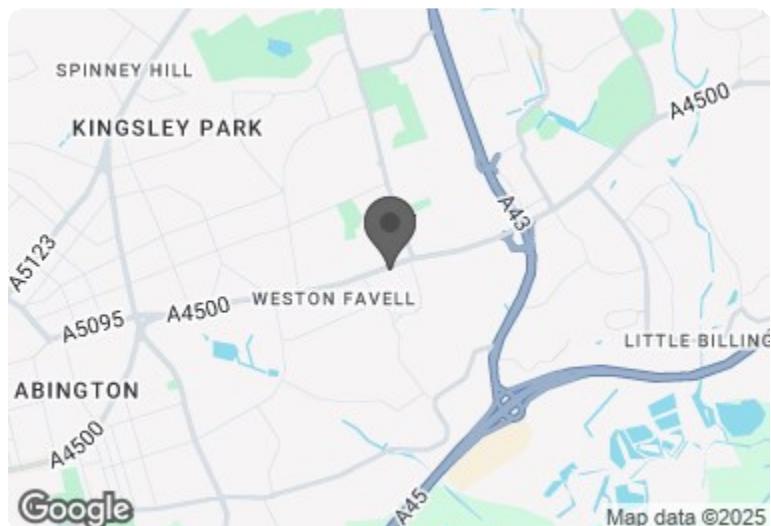
Total floor area 55.1 m² (593 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	81	81
(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		

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30 Westonia Court

Wellingborough Rd, Northampton, NN3 3JB

PRICE
REDUCED



PRICE REDUCTION

Asking price £250,000 Leasehold

BRIGHT and SPACIOUS two bedroom apartment benefitting from a DUAL ASPECT living room, with a JULIET BALCONY, master bedroom with EN-SUITE bathroom and WALK-IN WARDROBE, additional Wet Room.

The development has EXCELLENT COMMUNAL FACILITIES including landscaped garden, library room and communal lounge where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

Westonia Court, Wellingborough Road,

2 Bed | £250,000

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 located behind the development. 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, 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.

Entrance Hall

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

Living Room

Bright and spacious, dual aspect living room benefitting from double glazed doors opening inwards to reveal a Juliet balcony. An additional side window allows plenty of natural light. Ample room for a dining table. Electric fire with surround. Raised



sockets, TV and BT points, ceiling lights, Door leading to a separate kitchen.

Kitchen

Fully fitted kitchen with a range of wall and base units and pan drawers with roll top work surface over. Stainless steel sink with mixer tap sits beneath a double glazed window. Built-in oven, ceramic hob with extractor hood. Integrated fridge/freezer. Ceiling spotlights, floor tiling.

Master Bedroom

Spacious room with double glazed window. walk-in wardrobe with hanging rails and shelving. Raised sockets, BT and TV points, ceiling lights. Door leading to an ensuite bathroom.

En-suite Bathroom

Fully tiled fitted suite with low level bath with shower over and curtain. WC. Vanity unit wash hand basin with storage cupboards below, and a fitted mirror above. Ceiling spot lights, floor tiling.

Bedroom Two

Spacious bedroom with double glazed window that would also be perfect for use as a study or dining room. Raised height sockets.

Wet Room

Fully tiled and fitted with suite with wet room style shower. WC, vanity unit with wash basin and mirror above. Ceiling spotlights, heated towel rail, floor tiling.

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.

Service charge: £4,195.75 per annum (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.

Additional Services & Information

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

Ground Rent

Ground rent: £495 per annum
Ground rent review: 1st June 2028

Lease Length

125 Years from 1st June 2013

Additional Services

** Entitlements Service** Check out benefits you may be entitled too, to support you with service charges and living cost's.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

