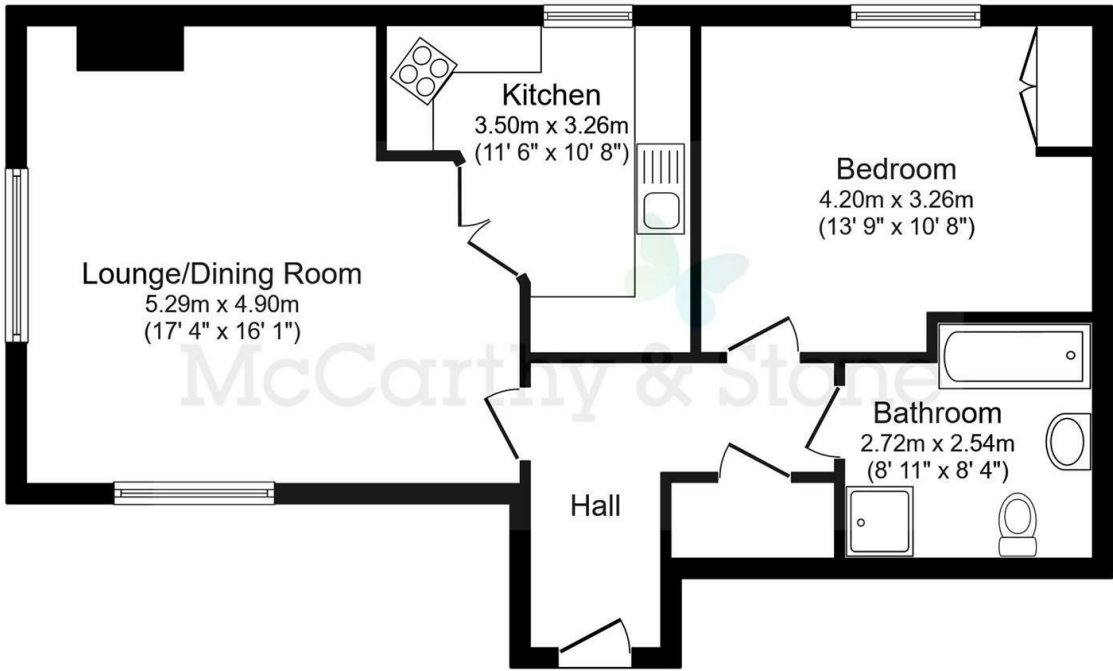


10 Wardington Court

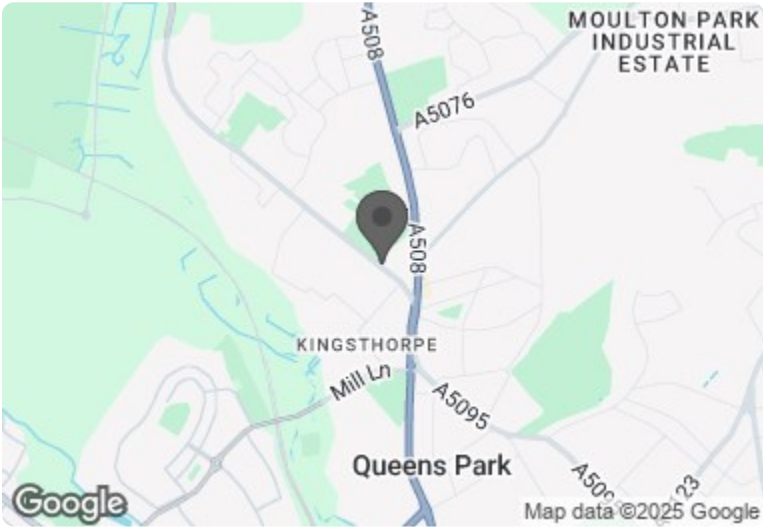
Welford Road, Northampton, NN2 8FR

PRICE
REDUCED



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		
(81-91) B	83	83
(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	



PRICE REDUCTION

Asking price £199,995 Leasehold

*Join us for coffee & cake at our Open Day - Saturday 8th November 2025 - from 10am - 3pm
- book your place today!*

This well presented ONE BEDROOM FIRST FLOOR APARTMENT in a desirable RETIREMENT LIVING PLUS DEVELOPMENT FOR THE OVER 70'S - just a short walk from WAITROSE and Kingsthorpe town centre amenities. Offering quality care services delivered by McCARTHY STONE experienced CQC registered Estates team.

Call us on 0345 556 4104 to find out more.

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Wardington Court, Welford Road,

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

Situated 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 dual aspect, south facing living room allows the natural light in all day and has an area perfect for a dining table. The uniquely spacious kitchen benefits from a breakfast area with views of the adjacent park, popular with dog walkers. Double bedroom has built in wardrobes and the contemporary bath/wet room completes this lovely apartment.

Entrance Hall

Front door with spy hole leads to the spacious entrance hall. The 24-hour Tunstall 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/wet room. Underfloor heating runs throughout the apartment.

Living Room

A bright and spacious, south facing, dual aspect living room allowing in the natural light throughout the day. Space by the east-facing window would be ideal for a dining table and chairs, providing views of the main entrance and garden trees beyond. There is also space for a desk and study area. Two ceiling light points. TV point with Sky+ connectivity. Telephone point. A range of power sockets. Glazed wooden double doors opening to separate kitchen. Underfloor heating with thermostat control.

Kitchen

Uniquely spacious kitchen with a range of modern, base and wall units. with pan drawers and a roll top work surface over. Purpose built table positioned under the double glazed window, perfect for enjoying the views of the tree lined entrance and recreational park beyond. 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 west facing, 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. Underfloor heating with thermostat control. Double glazed window,

Bath/Wet room

A fully fitted suite comprising of a bath and separate wet room style shower area with support rail curtain. WC with concealed cistern. Vanity unit with inset basin and mixer tap. A fitted mirror

1 Bed | £199,995

is positioned above the wash basin. Emergency pull-cord, chrome heated towel rail, ceiling spotlights and slip-resistant flooring.

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.

The annual service charge is £9,385.64 for financial year ending 30th September 2025. Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'

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.

Lease Information

Lease: 999 years from 1st June 2015
Ground rent: £435 per annum
Ground rent review: 1st June 2030

Additional Services and Information

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



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