

33 Wardington Court
Welford Road
Northampton
NN2 8FR

OFFERS OVER £240,000

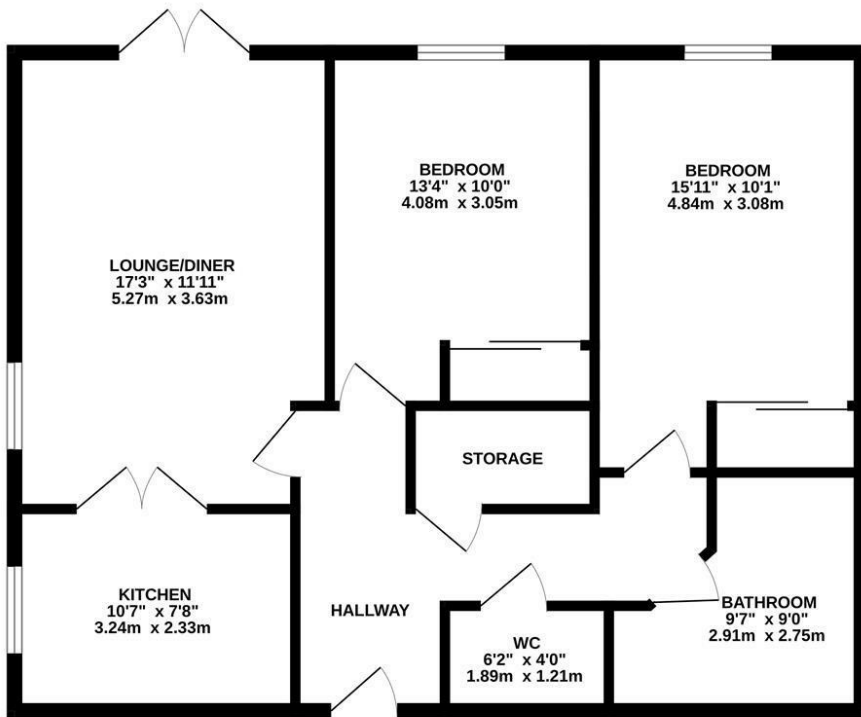


OSCAR JAMES

...expect excellence

FLOOR PLANS

GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Lounge with patio doors



Kitchen with appliances



Two double bedrooms



Four piece bathroom



Private patio area



Parking space available



WHAT'S GREAT?

LUXURY RETIREMENT LIFESTYLE

Oscar James are proud to present to the market this immaculate two double bedroom contemporary ground floor apartment situated within the ever popular McCarthy & Stone development of Wardington Court. This Retirement Living PLUS development offers security, beautifully maintained gardens and fantastic social events within communal areas.

The bright and airy apartment is ideally positioned on the ground floor, offering convenient step-free access throughout.

We understand downsizing can sometimes be difficult, but this fabulous apartment is certainly not short of space, boasting two generous double bedrooms, both of which benefit from a built-in wardrobe. The living room also provides access to a private patio seating area, perfect for enjoying the outdoors.

The living room is well-proportioned with a feature electric fireplace. The kitchen is modern, offering plenty of cupboard space and comes complete with integrated appliances and a fridge freezer.

The wet room style bathroom features a four-piece suite and, like the rest of the apartment, is designed to be

extremely wheelchair friendly. Further benefits include an additional separate toilet and a large storage cupboard housing the hot water cylinder, conveniently located within the entrance hall.

The development itself offers a range of excellent facilities including a restaurant, laundry room, mobility scooter storage/charging point and a guest suite for visiting family and friends.

Service Charge (Breakdown)

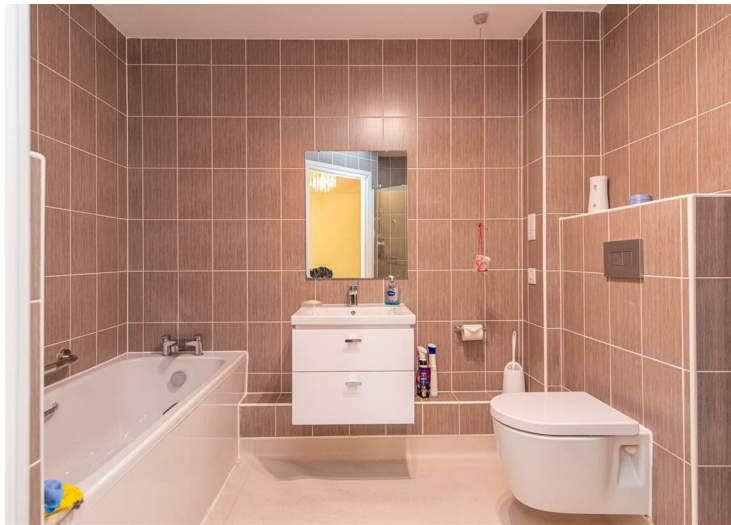
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

...expect excellence



SELLER'S SECRET

THE BEST THING WE EVER DID"—that's how my father described Wardington Court, after just a few days of moving in, and this feeling never changed ""



Why we like it....

Bright and spacious retirement apartment exclusively for the over-70s, offered in move-in ready condition. The property features access to a private patio area and is conveniently situated close to a wide range of local amenities, including two supermarkets, a nearby park, and a bus stop providing convenient transport links.

To buy or not to buy....

OSCAR JAMES

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