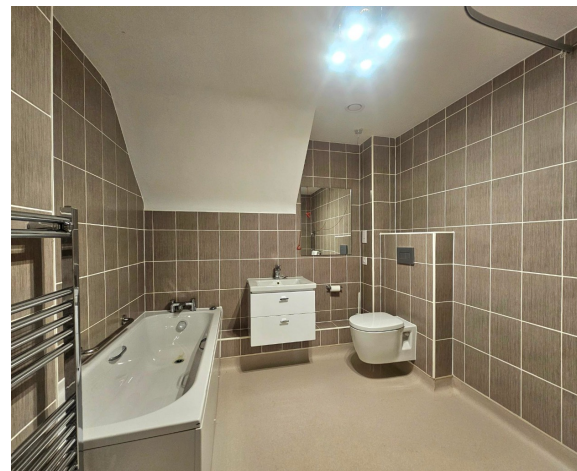




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Wardington Court, Welford Road, Kingsthorpe, Northampton, NN2 8FR

£75,000 Apartment



Department: Sales

Tenure: Leasehold

Jackson Grundy Estate Agents - Kingsthorpe
66 Harbrough Road, Kingsthorpe, Northampton, NN2 7SH

Call Us 01604 722197
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Property Summary

A well-presented one bedroom penthouse apartment specifically designed for the over 70's providing assisted living apartments.

Features & Utilities

- ✓ Over 70's Apartment
- ✓ One Bedroom
- ✓ Spacious Lounge
- ✓ Well Maintained
- ✓ Communal Gardens
- ✓ 990 year lease
- ✓ Communal Lounge and Dining Room
- ✓ Secure Entry
- ✓ Pleasant Location
- ✓ Close to Local Amenities

Property Overview

A well-presented one bedroom penthouse apartment specifically designed for the over 70's providing assisted living apartments, conveniently situated within close proximity to local amenities and bus routes. The accommodation comprises generous living room, a double bedroom, bathroom and kitchen. Situated on the second floor accessible via stairs or the lift, benefitting from no onward chain. The communal facilities comprise a main reception room, function room, quiet room, laundry area, refuse room, store and welcoming dining room. Externally there are well maintained communal gardens laid to lawn with patio areas and a wealth of flower borders and mature shrubs and trees. Access to Wardington Court is gated and fenced providing a high degree of security and vehicular access is through electrically operated automatic gates. Please call 01604 722197 to arrange an appointment to view. EPC Rating: TBC. Council Tax Band: C.

HALLWAY

Access from the landing area. Tunstall emergency cord pull and intercom entry phone.

INNER HALL

Doors to all rooms, generous utility cupboard housing the hot water cylinder with additional shelving, electricity meter and fusebox.

LOUNGE 5.91m x 4.83m (19'5 x 15'10)

Two UPVC windows to the front elevation, TV point, carpeted, and double glazed panel doors to kitchen area.

KITCHEN 2.19m x 3.20m (7'2 x 10'6)

Base and wall mounted units with roll top laminated work surfaces and upstand over with fitted stainless steel sink with mixer tap over. Built in appliances comprise a mid level Hotpoint stainless steel oven and four place ceramic hob beneath a cooker hood and a built in fridge and freezer. Velux roof light over a ceramic tiled floor.

BEDROOM 4.27m x 3.20m (14' x 10'6)

Two UPVC windows to the side elevation overlooking Kingsthorpe recreation ground, fitted mirrored wardrobe with sliding fronted doors, carpeted, shelving and hanging space and TV point.

BATHROOM 3.10m x 2.51m (10'2 x 8'3)

Comprising white suite of paneled bath with mixer tap over, vanity wash basin with storage drawers and WC with concealed cistern. Wet room shower with adjustable height shower head and waterproof flooring with tiled walls. The bathroom has a light well and stainless steel vertical heated towel rail.

OUTSIDE

GARDEN

Communal garden.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – No

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Electric

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Services – Main water, electricity and drainage are connected. Heating is through an underfloor electric system with domestic hot water from a Gledhill Pulsacoil Eco Thermal store off peak electric water heater. There is also a mechanical air ventilation system. Anglian Water.

LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge – £9385

Review Date – TBC

Ground Rent: £435 for the year 2023/24

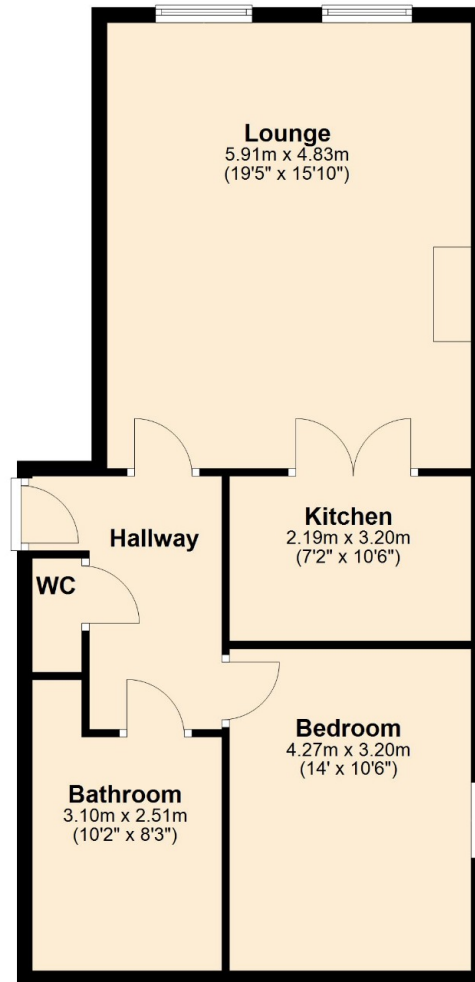
Length of Lease: 999 years remaining on lease from 1st June 2015

This information would need to be verified by your chosen legal representative.

Floorplan

Ground Floor

Approx. 67.1 sq. metres (722.8 sq. feet)



Total area: approx. 67.1 sq. metres (722.8 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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