



www.jacksongrundy.com

Welford Road, Kingsthorpe, NN2 8FR

£200,000 Apartment



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



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

Call Us 01604 722197
Email Us kingsthorpe@jacksongrundy.co.uk





Property Summary

A well presented, second floor two bedroom apartment designed exclusively for the over 70's.

Features & Utilities

- ✓ Spacious Apartment
- ✓ Retirement Apartment
- ✓ Lift Access
- ✓ No Chain
- ✓ Communal Gardens
- ✓ Access To Parking
- ✓ Beautiful Condition Throughout
- ✓ Two Bedrooms
- ✓ Balcony
- ✓ Bathroom & Separate WC

Property Overview

A well presented, second floor two bedroom apartment designed exclusively for the over 70's. The accommodation comprises entrance hall, lounge/dining room leading onto a balcony area, modern kitchen, modern wet room style bathroom with shower and bath, two spacious bedrooms with fitted storage, W/C and storage space. This pleasant apartment is situated within the Wardington Court development constructed in 2015 and comprises 56 Assisted Living Retirement apartments with beautifully maintained communal gardens, communal lounge and table service dining area with the benefit of being close to local amenities. No onward chain. EPC Rating: TBC. Council Tax Band: D

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response system is located within the hall. Smoke detector and apartment security door entry system with intercom. Wall mounted thermostat. Doors lead to the living room, bedrooms, bathroom, cloakroom and storage cupboard. Carpeted flooring.

LOUNGE/DINING ROOM 6.25m x 3.20m (20'6 x 10'6)

uPVC patio doors leading out to the balcony. A range of power sockets, telephone and television points. Wooden glazed double doors opening to separate kitchen. Carpeted flooring. Doors leading to two storage cupboards.

KITCHEN 2.97m x 2.48m (9'9 x 8'1)

The spacious kitchen is offered in a like new condition. uPVC double glazed window to rear elevation. There are a range of base and wall units finished in a modern high gloss. Wood effect roll edge work surfaces with matching upstands. The stainless steel sink unit, with drainer. Built in electric oven, and gas hob with extractor fan over. Integrated fridge and freezer. Tiled floor.

BEDROOM ONE 5.48m x 3.04m (18'0 x 10'0)

uPVC double glazed window to the rear elevation. Fitted wardrobe with internal shelves and rail with mirrored front sliding doors. Range of power points. Carpeted flooring. Emergency pull-cord.

BEDROOM TWO 5.20m x 3.16m (17'1 x 10'4)

uPVC double glazed window to rear elevation. Carpeted flooring. Range of power points.

WET ROOM (2.74m x 2.86m (9'0 x 9'5)

Fully tiled walls with wetroom soakaway floor and shower area with wall mounted shower. Wall hung WC with concealed cistern. Wall hung vanity unit with inset basin and mixer tap. A fitted mirror is positioned above the wash basin. Low level bath with grab rails. Emergency pull-cord. Slip resistant flooring, ceiling spotlights. Heated chrome towel rail. Wall mounted shower with grab rail.

WC

Wet room floor with tiling to half wall. Wall hung toilet with concealed cistern. Wall mounted sink with mixer tap over. Heated chrome towel rail.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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 – Ask Agent

Primary Heating Type – Ask Agent

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

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.

LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge – £1056.55 pcm / £12678.60 pa

Review Date – TBC

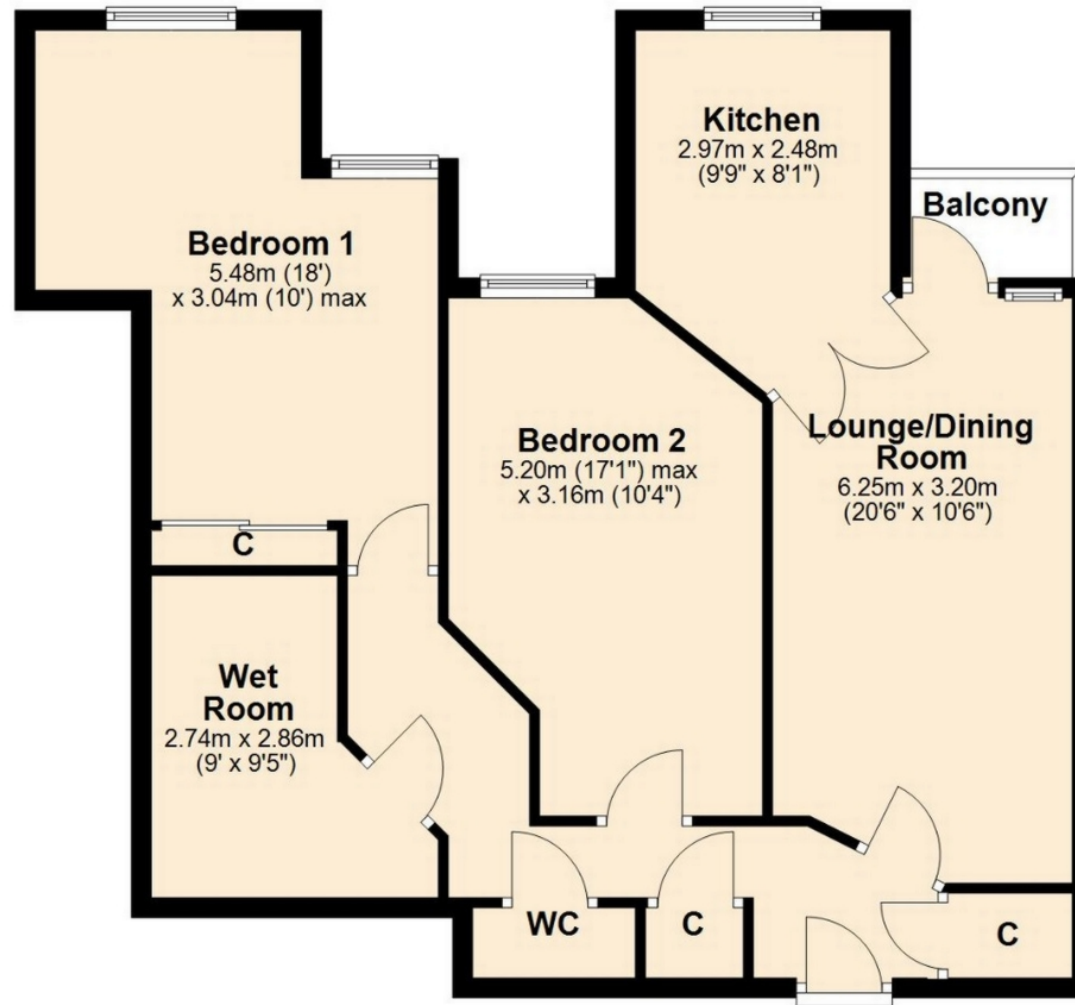
Ground Rent: £TBC

Length of Lease: 900 plus years remaining on lease.

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

Floorplan

Floor Plan





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
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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

Call Us 01604 722197
Email Us kingsthorpe@jacksongrundy.co.uk

