JACKSON GRUNDY ESTATE AGENTS

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Wellingborough Road, Abington, NN3 3JB

£249,995 Apartment

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Google 4.8 ★★★★★ Customer Reviews

Department: Sales

Tenure: Leasehold







Jackson Grundy Estate Agents - Abington
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Property Summary

Offered to the market with no onward chain, this spacious and well presented top floor two bedroom retirement apartment is ideally situated within the highly regarded Westonia Court development on Wellingborough Road.

Designed specifically with modern retirement living in mind, the development offers a welcoming and sociable community, excellent communal facilities and the added reassurance of a dedicated House Manager and 24 hour emergency call system.

The apartment itself enjoys a bright and spacious living room, with panoramic windows allowing an abundance of natural light. The adjoining modern fitted kitchen is well equipped with a range of integrated appliances.

There are two well proportioned bedrooms, with the generous principal bedroom benefiting from a dressing room and en-suite shower room. A further three piece bathroom is conveniently positioned off the entrance hallway.

Residents have access to a fantastic selection of communal facilities, including beautifully landscaped gardens, a residents' lounge and library, providing ideal spaces to relax, meet friends and socialise. Regular social events are also held within the development, creating a friendly and active community.

Westonia Court comprises 50 one and two bedroom Retirement Living apartments and enjoys an excellent position on Wellingborough Road. A supermarket is located immediately nearby, with Weston Favell Village and Northampton Tennis Club also within easy reach. Regular bus services into Northampton town centre operate directly outside the development.

The apartments have been designed for comfort and ease of living, benefiting from underfloor heating throughout, Sky/Sky+connection points to the living room, walk in wardrobes to principalbedrooms and French balconies to selected apartments.

A dedicated House Manager is on site during working hours, helping to oversee the development and provide support to residents. The service charge also covers a comprehensive range of communal and external services, including gardening and landscaping, external maintenance, window cleaning, buildings insurance, water rates, communal heating, lighting and electricity, as well as the emergency call and security systems.

For additional peace of mind, the development benefits from camera controlled door entry and a 24 hour emergency call system.

The Homeowners' Lounge provides an attractive communal space for residents to meet friends, family and fellow homeowners, while visiting friends and relatives can also make use of the on site Guest Suite, subject to availability and an additional charge.

LEASEHOLD DETAILS
Ground Rent: £495 per annum
Ground Rent Review: 1 June 2028
Service Charge
The annual service charge is £4,230.26 for the financial year ending 31 March 2027.
This includes:
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 communal gardens and grounds
Repairs and maintenance to communal areas
Internal and external maintenance of the development
Contingency fund, including redecoration of communal areas
Buildings insurance
House Manager
Communal heating and associated maintenance

The service charge does not cover individual costs such as council tax, electricity or television.

Parking is available via a permit scheme, subject to availability. Allocated spaces are offered on a first come, first served basis. The permit fee is usually £250 per annum, although this can vary by development. Prospective purchasers are advised to confirm current availability with the House Manager.

Additional Information
Ultrafast full-fibre broadband available
Mains water and electricity
Electric room heating
Mains drainage

An excellent opportunity to acquire a spacious two-bedroom retirement apartment in a well regarded and conveniently located development, offered with the significant benefit of no onward chain. Early viewing is highly recommended.

EPC Rating: D. Council Tax Band: C







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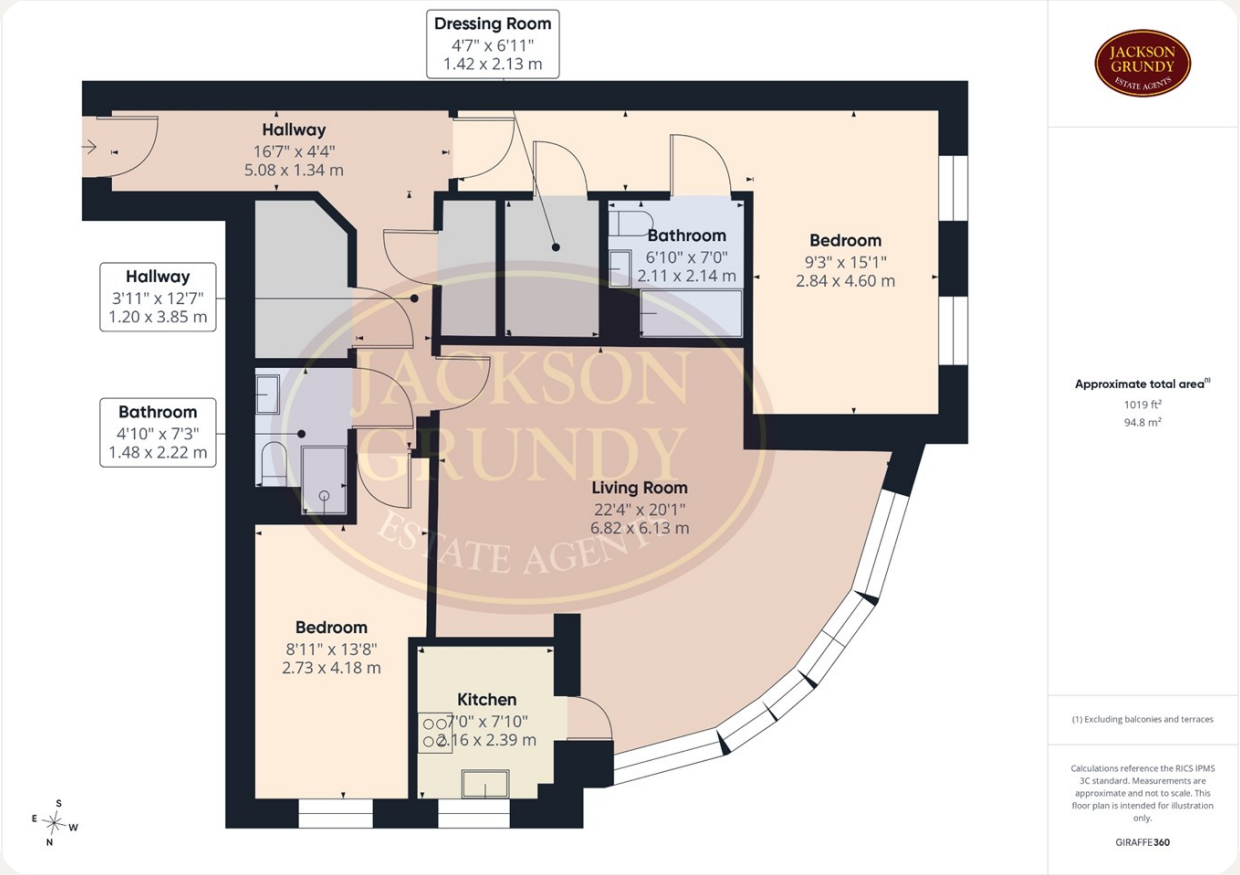


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Floorplan



Agents Notes

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

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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.

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