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# Westonia Court, Wellingborough Road, Weston Favell, Northampton, NN3 3JB

£240,000 Apartment

2 2 1



Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Abington  
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## Property Summary

This charming ground floor retirement apartment offers a comfortable and convenient living space, move in ready for those seeking a relaxing lifestyle.

## Features & Utilities

- ✓ Over 60's Apartment
- ✓ Very Well Presented
- ✓ Two Spacious Bedrooms
- ✓ En-Suite to Principal
- ✓ Large Living Space
- ✓ Emergency Pull Cords
- ✓ Library
- ✓ Laundry Room
- ✓ Beautifully Landscaped Gardens
- ✓ No Onward Chain

# Property Overview

Offered with no onward chain. This charming ground floor retirement apartment offers a comfortable and convenient living space, perfect for those seeking a relaxing lifestyle. Featuring two spacious bedrooms, the apartment provides ample room for both relaxation and privacy. Each of the two bathrooms is well-appointed, ensuring ease and comfort for residents. The heart of the home is a separate kitchen, equipped with built-in appliances. The generous lounge area is bright and inviting, with direct access to the beautifully maintained communal gardens, allowing for peaceful outdoor enjoyment right at your doorstep. The apartment is in very nice condition, making it a welcoming retreat for those looking to enjoy their retirement years in a serene environment. EPC Rating D. Council Tax Band C.

## ENTRANCE HALL

Sold timber door leading to entrance hall. 24 hour emergency response pull cord system is situated in the hall. Door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom.

## LOUNGE 6.38m max x 3.45m (20'11 x 11'4)

French door leading to the communal gardens. UPVC double glazed window to side elevation. Underfloor heating. Television and telephone point. Ceiling lights. Door leading to:

## KITCHEN 2.35m x 2.03m (7'8 x 6'8)

uPVC Double glazed window to rear elevation. Fully fitted kitchen with a range of wall and base units and drawers with roll top work surface over. Stainless steel sink with mixer tap sits beneath a double glazed window. Built-in oven and ceramic hob with extractor hood. Integrated fridge/freezer. Ceiling spotlights.

## BEDROOM ONE 4.41m x 3.59m (15'5 x 11'9)

uPVC Double glazed window to rear elevation. Walk in wardrobe with hanging storage. Underfloor heating. Telephone and Television points. Ceiling lights. Door leading to:

## EN-SUITE 2.04m x 2.01m (6'8 x 6'7)

Fully tiled fitted suite with low level bath, WC and vanity unit wash hand basin with storage cupboards below and a fitted mirror above. Ceiling spotlights, Underfloor heating.

### **BEDROOM TWO 3.08m x 2.96m (10'1 x 9'8)**

uPVC Double glazed window to rear elevation. Underfloor heating.

### **SHOWER ROOM 2.05m x 1.42 (6'9 x 4'8)**

Fully tiled and fitted with suite with wet room style shower, WC and vanity unit with wash basin and mirror above. Ceiling spotlights. Heated towel rail.

### **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 – No

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.

## LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge – £4408 pa

Review Date – TBC

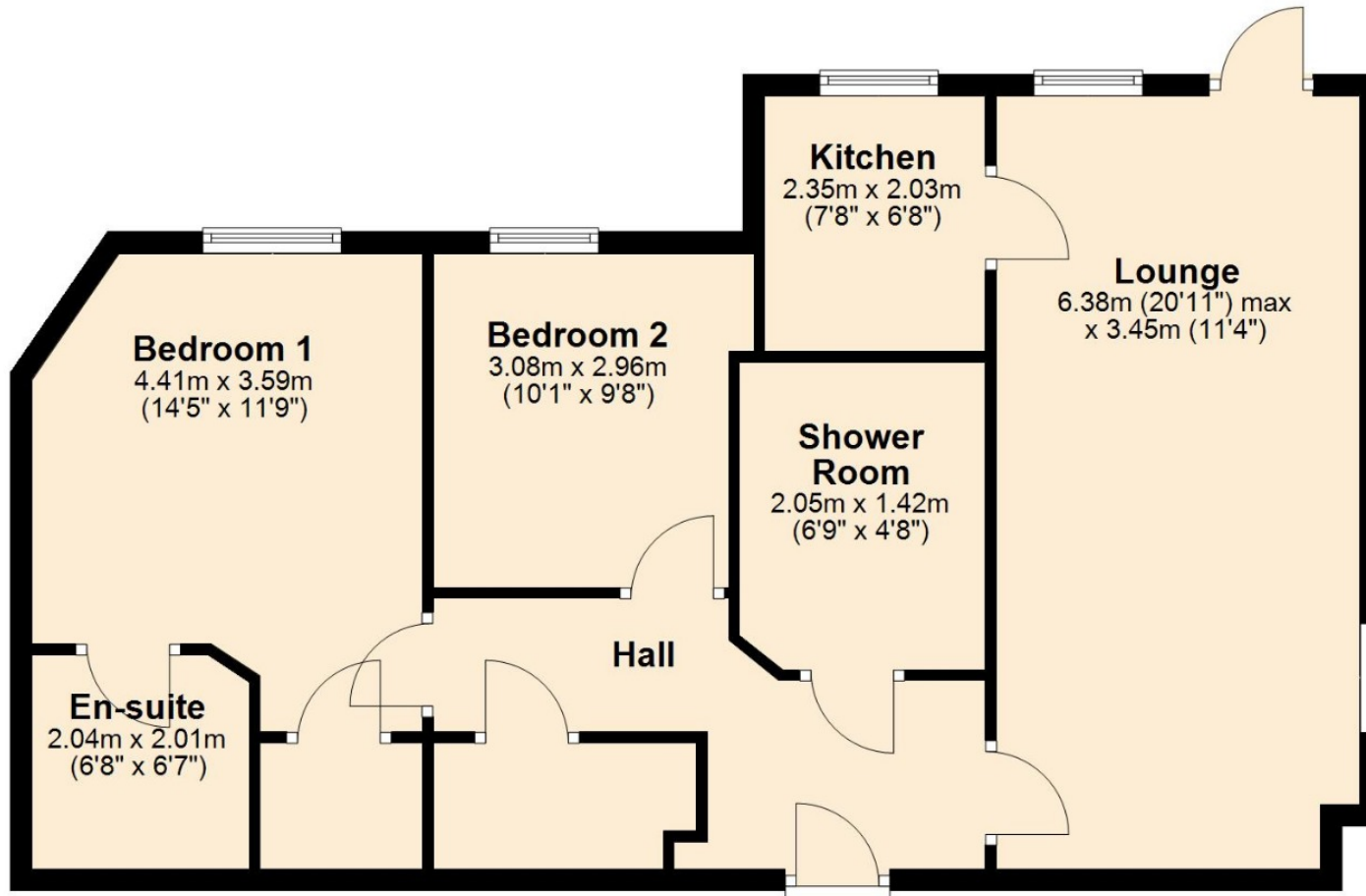
Ground Rent: £495.00 pa

Length of Lease: 116 years remaining on lease.

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

# Floorplan

## Ground Floor



Total area: approx. 76.6 sq. metres (824.6 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](http://www.jacksongrundy.com)

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