

Apartment 25 Manor Drive Kempston Bedford Bedfordshire MK42 8PX

£349,950

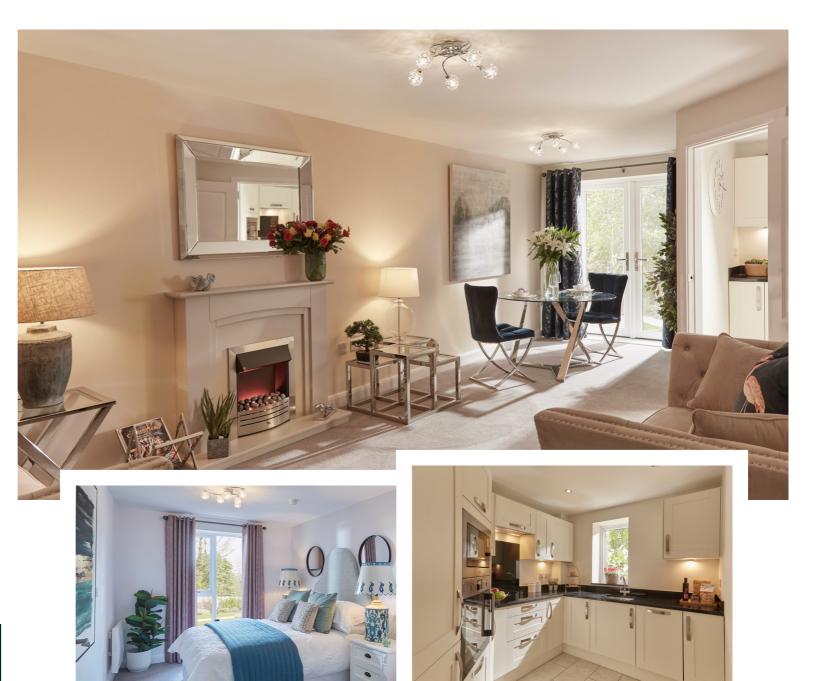
The Newells Kempston Beds MK42 8PX–A collection of 60 brand new one, two and three-bedroom retirement apartments, designed to help you make the most of every day, with an on-site support team available 24/7, 365 days a year. Enjoy the privacy of your own peaceful apartment, spend a relaxing afternoon in the on-site restaurant, stroll around the landscaped gardens, or relax in the homeowners lounge or coffee lounge—the choice is yours. There is also an activity studio, hairdressing salon and therapy suite

Each apartment is fully fitted with integrated appliances, a feature fireplace, level access shower room, spacious storage cupboard and utility cupboard, plus fitted wardrobes to main bedroom. Outside there are beautiful landscaped gardens with summer house, all maintained for you.

For a limited time, we are pleased to offer a

- Council Tax Band TBC
- Energy Efficiency Rating

developer and operator of The Spindles. ARL are members of the Associated Retirement



Community Operators and aim to comply with the ARCO Consumer Code.

- Two bedroom retirement apartment with en-suite shower room
- Audio visual security entry system with viewing monitor to each apartment, and controlled entry to the building
- Lounge with feature fireplace and doors leading out to balcony
- Luxurious fitted kitchen with integrated appliances and Quartz worktops
- 10 Year NHBC warranty
- Main bedroom with fitted wardrobes and en-suite shower room
- On site parking
- Landscaped gardens
- Adlington Retirement Living (ARL) is the developer and operator of The Spindles. ARL are members of the Associated Retirement Community Operators and aim to comply with the ARCO Consumer Code.
- For a limited time, we are pleased to offer a choice of 50% Service & Well-being Charge paid for 7 years^ or £25,000^^ price discount. See website for full terms and conditions.

Central location



Apartment 25 is a two bedroom retirement apartment which is located on the first floor with a south east facing walk out balcony. The apartment block has two lifts for easy access. The lounge has a contemporary feature fireplace with intergrated electric fire. From the lounge doors lead out to the balcony. Kitchen has a range of units with built in oven and hob, dishwasher, fridge freezer, microwave, Silestone Quartz worktops. Main bedroom with built in wardrobes and en-suite shower room. Bedroom two is a double bedroom. Main bathroom fitted with a stylish suite. The apartment benefits from a utility room and store room.

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All apartments are LEASEHOLD with a monthly Service and Well service charge and well-being charge, and a communal facilities fee which is payable upon the sale of your home. Tailored personal care packages are available at an additional cost. Adlington retirement living (ARL) is the developer and Adlington management services (AMS) is the operator of The Newells. ARL are members of the associated retirement community operators and follow the ARCO consumer code. An administration fee is payable on resale of the property. Length of lease: 250 years. Lease starts from: 1st Jan 2023.

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Apartment 25 Two bedroom en-suite apartment

Not to scale



Total Area:	79.97 m²	861 ft²
Room Dimensions:		
Kitchen	3.16 m x 2.41 m	10'-5" x 7'-11"
Living room	6.92 m x 3.44 m	22'-9" x 11'-4"
Bedroom one	4.56 m x 3.21 m	15'-0" x 10'-6"
Bedroom two	4.21 m x 3.51 m	13'-10" x 11'-6"
Bathroom	2.51 m x 1.67 m	8'-3" x 5'-6"
En-suite shower	2.51 m x 1.64 m	8'-3" x 5'-4"
Utility	1.41 m x 0.70 m	4'-8" x 2'-4"
Store	2.61 m x 1.30 m	8'-7" x 4'-3"

Version 1.0 January 2023

Details one given as a general guide and may be subject to offered in. The pions do not represent a controctual offer or obligation on behalf of Economic Intellement Unity (1). To forging a final final operating details present and extra present a controctual offered in the present of the p





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