



Apartment 9 Manor Drive, Kempston, Bedford, Bedfordshire MK42 8PX



WALDENS
ESTATE AGENTS

Apartment 9 Manor Drive
Kempston
Bedford
Bedfordshire
MK42 8PX

£299,950

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 only we're offering 12-months' free Service and Well-being charge, for a new reservation taken at The Newells, Kempston on or before the 31st May 2024. See website for full terms and conditions.

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.

- Council Tax Band TBC
- Energy Efficiency Rating

patio

- Audio - visual security entry system with viewing monitor to each apartment, and controlled entry to the



building

- Luxurious fitted kitchen with integrated appliances and

Quartz worktops

- Bedroom with fitted wardrobes

- 10 Year NHBC warranty

- On site parking

- Landscape gardens

- Level access shower room

• 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 only we're offering 12-months' free Service and Well-being charge, for a new reservation taken at The Newells, Kempston on or before the 31st May 2024. See website for full terms a

Central location

Apartment 9 is a one bedroom deluxe retirement apartment with large private patio, located on the ground floor. With 80 % wool blend fitted carpets throughout, a spacious lounge diner with doors to the large private patio. A luxurious kitchen with integrated appliances, including oven and hob, dishwasher, fridge freezer, microwave, and with silestone quartz worktops.

Plus level access shower room. The main bedroom benefits from fitted wardrobes for all that important storage space. Spacious utility cupboards and storage facilities.

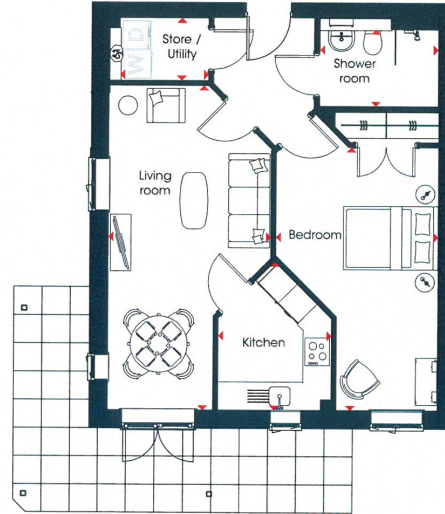
All apartments are LEASEHOLD with a monthly Service and Well service charge and well-being charge, and a communal facilities fee which is payable upon the sale of your home. Tailored personal care packages are available at an additional cost. Adlington retirement living (ARL) is the developer and Adlington 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.

For a limited time only we're offering 12-months' free Service and Well-being charge, for a new reservation taken at The Newells, Kempston on or before the 31st May 2024. See website for full terms and conditions.

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.



Apartment 9
One bedroom **deluxe** apartment



Total Area: 58.19 m² 626 ft²

Room Dimensions:

Kitchen	3.16 m x 2.41 m	10'-5" x 7'-11"
Living room	6.89 m x 3.44 m	22'-7" x 11'-4"
Bedroom	5.59 m x 3.44 m	18'-4" x 11'-3"
Shower room	2.51 m x 1.64 m	8'-3" x 5'-4"
Store / Utility	1.87 m x 1.33 m	6'-2" x 4'-4"

01234 856684 | sales@waldens.co.uk | www.waldens.co.uk | 188-190 Bedford Road, Bedford, MK42 8BL

Waldens Estate Agents Limited for themselves and for the vendors or lesser of this property whose agents are to give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Waldens Estate Agents Limited has any authority to make or give any representation or warranty or relation to this property.