



17 Manor Drive, Kempston, Bedfordshire MK42 8PX

WALDENS ESTATE AGENTS





17 Manor Drive  
Kempston  
Bedfordshire  
MK42 8PX

£249,950

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.

Free Service and Well-being charge for 12 months on all new reservations at The Newells on or before the 31st May 2024.

- For a limited time, we are pleased to offer 50% Service & Well-being charge paid for 7 years. See website for full terms and conditions.
- One bedroom deluxe apartment with walk out balcony over looking the beautiful gardens
- Council Tax Band TBC
- Energy Efficiency Rating
- 10 Year NHBC warranty
- On site parking
- Landscape gardens



- Lifts to all floors
- 50% Service & Well-being charge paid for 7 years.

See website for full terms and conditions.



## Close to all local amenities

Apartment 17 is a one bedroom deluxe apartment with a walk out balcony located on the first floor overlooking the beautiful landscaped gardens. With 80% wool blend fitted carpets throughout, a spacious lounge with feature fireplace and integrated electric fire. Luxurious kitchen with integrated appliances and Silestone quartz worktops.

All apartments are leasehold with a monthly service charge and well-being charge with 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 the 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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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.