



Apartment 25 Manor Drive, Kempston, Bedford, Bedfordshire MK42 8PX



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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 only, we are offering 12-months' Service and Well-being charge paid on all new reservations taken at The Newells until 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

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
- Free Service and charge on all new reservations taken at the Newells on or before the 31st May 2024.
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## 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.

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

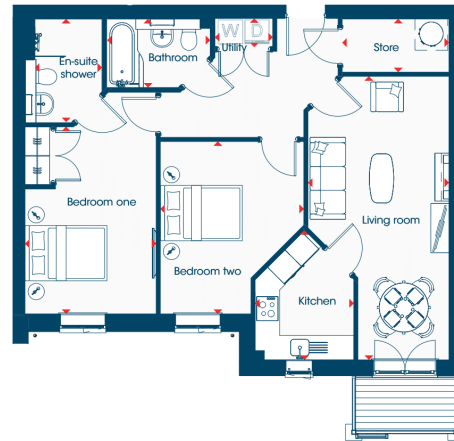
All apartments are LEASEHOLD with a monthly Service and Well service charge and well-being charge, and a communal facilities fee which is payable upon the sale of your home. Tailored personal care packages are available at an additional cost. Adlington retirement living (ARL) is the developer and Adlington 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 m<sup>2</sup>** **861 ft<sup>2</sup>**

**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"

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Details are given as a general guide and may be subject to alteration. The plans do not represent a contractual offer or obligation on behalf of Chairman Retirement Living Ltd, trading as Adlington Retirement Living. For individual apartment details please contact the sales team. The plans shown are not to scale and all dimensions should be used for reference only and should not be relied upon for ordering furniture and fittings. Washing machine and tumble dryer not provided; space only. Measurements are based on the original architectural plans and are taken wall to wall to a tolerance of 50mm and taken as a maximum where appropriate. Apartments are sold unfurnished unless otherwise stated. Please ask your Sales Advisor for specific details.

  
**THE NEWELLS**  
KEMPSTON

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