



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

WALDENS ESTATE AGENTS



Apartment 25 Manor Drive
Kempston
Bedford
Bedfordshire
MK42 8PX

£329,950

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 up to 60% Service & Well-being Charge paid for 7 years[^]. See website for full terms and conditions

- Council Tax Band TBC
- Energy Efficiency Rating

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.
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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.

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.

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.



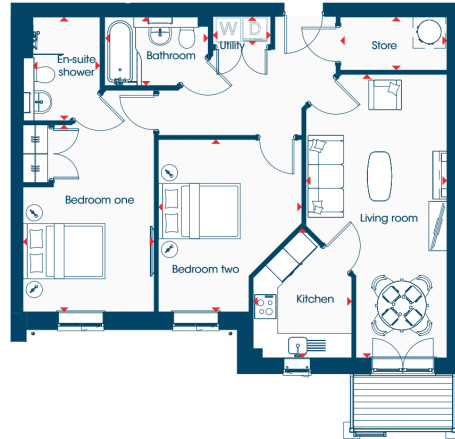
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Apartment 25
Two bedroom **en-suite** apartment

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"

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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 Chapman 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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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.

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