



Apartment 18 Manor Drive, Kempston, Bedford, Bedfordshire MK42 8PX



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Kempston
Bedford
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.

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 March 2024. See website for full terms and conditions.

- 1 Bedroom deluxe retirement apartment

- Fitted wardrobes to main bedroom

- Council Tax Band TBC
- Energy Efficiency Rating

- 10 Year NHBC warranty

- Landscaped and maintained gardens



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Service and Well-being charge paid on all new

reservations taken at The Newells until 31st March

2024. See website for full terms and conditions.

Close to all amenities

Apartment 18 is a one bedroom deluxe retirement apartment with walk out balcony overlooking the beautiful gardens. Located on the first floor. With 80% Wool blended carpets throughout, a spacious lounge with feature fireplace and integrated electric fireplace. 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.

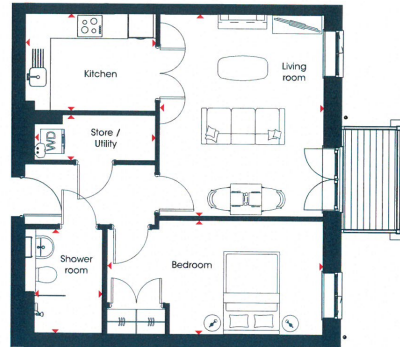
Length of lease: 250 years. Lease starts from : 1st Jan 2023.

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Apartment 18
One bedroom **deluxe** apartment

Not to scale



Total Area: 55.86 m² 601 ft²

Room Dimensions:

Kitchen	3.15 m x 2.34 m	10'-4" x 7'-8"
Living room	4.88 m x 3.96 m	16'-0" x 13'-0"
Bedroom	5.21 m x 2.76 m	17'-1" x 9'-1"
Shower room	2.51 m x 1.64 m	8'-3" x 5'-4"
Store / Utility	2.92 m x 1.09 m	9'-7" x 3'-7"

Version 1.0 January 2023

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 Waldens. (Refinement) Living Ltd, trading as Adlington Refinement 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 unfinished unless otherwise stated. Please ask your Sales Advisor for specific details.

THE NEWELLS
KEMPSTON

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