



Apartment 14 Manor Drive, Kempston, Bedford, Bedfordshire MK42 8PX

WALDENS ESTATE AGENTS



Apartment 14 Manor Drive  
Kempston  
Bedford  
Bedfordshire  
MK42 8PX

£339,950

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.

50% Service & Well-being charge paid for 7 years. 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.

• Two bedroom retirement apartment with en-suite shower room

- Council Tax Band TBC
- Energy Efficiency Rating

• Main bedroom with ensuite shower room and fitted wardrobes



- Second double bedroom
- Main bathroom
- Utility room
- Store room
- Audio - visual security entry system with viewing monitor to each apartment, and controlled entry to the building
- 50% Service & Well-being charge paid for 7 years.

See website for full terms and conditions.

## Close to all amenities



Apartment 14 is a two bedroom en-suite retirement apartment with a walk-out balcony, located on the first floor. There are fully fitted 80% wool blend carpets throughout. Lounge with contemporary feature fireplace with integrated electric fire. Space for dining table and chairs, from the lounge area you access the balcony. Fully fitted kitchen with integrated appliances including dishwasher, oven and hob, microwave, fridge freezer. Finishing off the kitchen with a touch of luxury with Silestone quartz worktops. The main bedroom benefits from built in wardrobes and a stylish en-suite shower room. Second bedroom is also a double bedroom. Main bathroom is a 3 piece suite and finished off with modern tiling. The apartment also benefits from a store room to house your washer and dryer. Also there is a handy store room to put away anything you desire.

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 14**  
Two bedroom **en-suite** apartment

Not to scale



Total Area:

82.11 m<sup>2</sup>

884 ft<sup>2</sup>

**Room Dimensions:**

Kitchen	3.16 m x 2.41 m	10'5" x 7'11"
Living room	7.37 m x 3.44 m	24'2" 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 Gilman Residential Living Ltd, trading as Addison Residential Living. For further information or details please contact Gilman Residential Living Ltd to agree the final offer. All dimensions are approximate and are 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.

