



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

WALDENS ESTATE AGENTS



Apartment 18 Manor Drive
Kempston
Bedford
Bedfordshire
MK42 8PX

£284,950

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.

All apartments are LEASEHOLD with a monthly Service 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 operator of The Sidings. 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

• 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.



- 1 Bedroom deluxe retirement apartment
- Fitted wardrobes to main bedroom
- Fully fitted kitchen with integrated appliances
- Spacious utility cupboard and storage facilities
- Audio-Visual security entry system with viewing monitor
- On site parking
- 10 Year NHBC warranty
- Landscaped and maintained gardens
- • 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.

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. All apartments are LEASEHOLD with a monthly Service and Well

being charge, and a Communal Facilities Fee which is payable upon the sale of your home.

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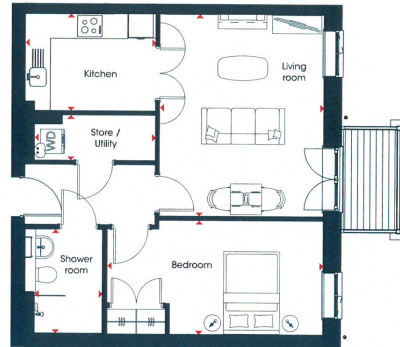


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Apartment 18
One bedroom **deluxe** apartment

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 1.69 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 of living fit, trading as Adsignis 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 machines 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

01234 856684 | sales@waldens.co.uk | www.waldens.co.uk | 188-190 Bedford Road, Bedford, MK42 8BL

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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