

40 Alavana Place

Shap Road, Kendal, LA9 6FU



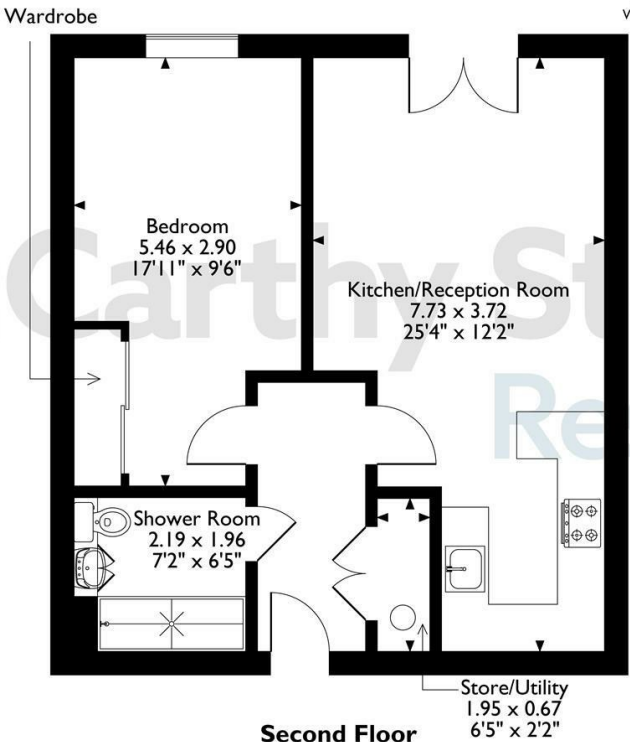
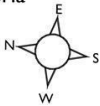
Asking price £235,000 Leasehold

Beautifully presented second-floor retirement apartment for the over 60s, featuring an east-facing Juliet balcony with views towards the Cumbrian Fells. Offered in like-new condition with no onward chain, close to Kendal town centre, the train station and local amenities.

Call us on 0345 556 4104 to find out more.

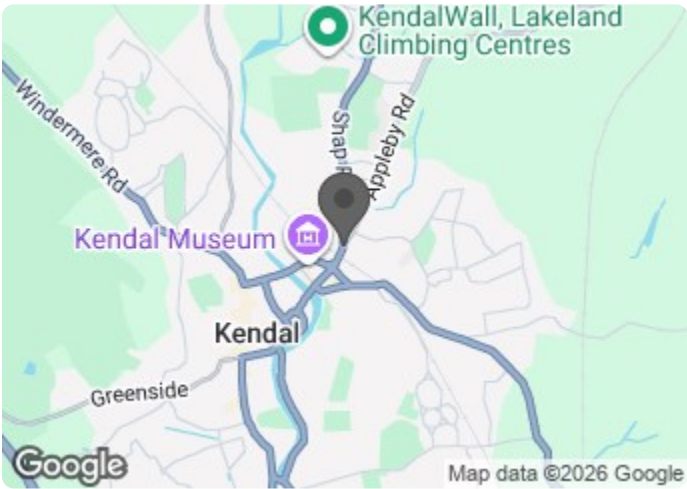
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Alavana Place, Apartment 40, Shap Road, Kendal, Cumbria
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for any purpose is strictly prohibited.

40 Alavana Place, Shap Road, Kendal

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Alavana Place

Enjoy stunning views, fresh air and the Lake District lifestyle at Alavana Place, an attractive Retirement Living development in Kendal, exclusively for the over 60s.

Featuring local Burlington limestone, the development offers views over Kendal Cricket Ground and the Cumbrian Fells. It is also just a short walk from the train station, shops and local amenities.



Kendal is a thriving market town on the edge of the Lake District National Park, offering beautiful scenery alongside modern convenience.

Entrance Hall

A spacious hallway with meter cupboard/Utility Cupboard Oak veneered doors giving the interior quality feel. Illuminated light switches in the bathroom, bedroom and hallway.

Living / Dining Area With Doors To Balcony

A spacious east-facing living room featuring double-glazed French doors opening onto a Juliet balcony, allowing plenty of natural light and fresh air on warmer days.

Kitchen

A modern kitchen with high gloss finish and a black composite sink. electric oven at waist-height and ceramic hob with extractor hood. Integrated fridge/freezer.

Bedroom

A spacious double bedroom with a fitted wardrobe that has plenty of hanging space and shelf space. Full height double glazed windows,

Shower Room

Walk-in easy-access shower with a glazed screen. Vanity wash-basin with storage cupboard below and work surface, mirror and shaver point over. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.



1 bed | £235,000

Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24-hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £3,363.48 for the financial year ending 01/09/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information

This is a leasehold property with a term of 999 years from and including 01/06/2023

Additional Services and Information

- Super Fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

