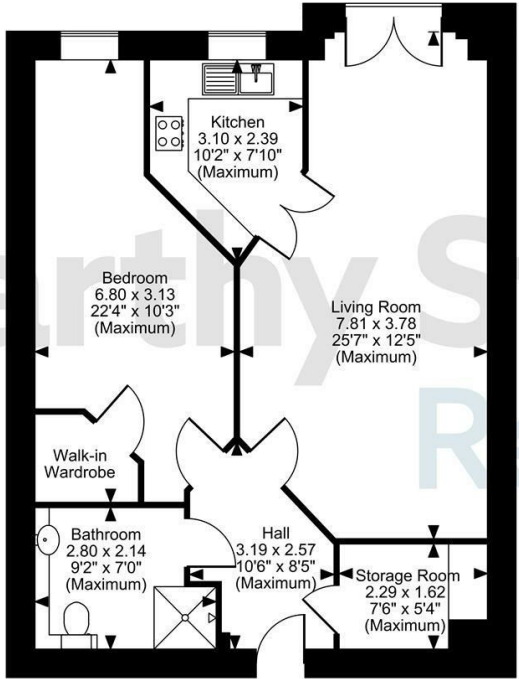


Wainwright Court, Webb View, Kendal
Approximate Gross Internal Area
690 Sq Ft/64 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
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	88	88
(69-80) C		
(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	

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16 Wainwright Court

Webb View, Kendal, LA9 4TE



Asking price £190,000 Leasehold

One-bedroom apartment located in the desirable Webb View, Kendal. Perfectly suited for those over 70, this property offers a comfortable living space with a reception room and a well-appointed bathroom. Additionally, residents benefit from one hour of domestic help each week, ensuring a convenient and enjoyable lifestyle.

Call us on 0345 556 4104 to find out more.

Webb View, Kendal

Summary

Ryebeck Court was built by McCarthy Stone and specifically designed for modern retirement living. The development comprises 41 one and two-bedroom apartments for those aged 60 and over. Residents benefit from the support of an on-site House Manager and the reassurance of a 24-hour emergency call system, provided via a personal pendant and strategically placed call points, including in the bathroom.

The apartment itself offers a fully fitted kitchen and a separate shower room. Communal facilities include a welcoming Homeowners' lounge, beautifully landscaped gardens, and a guest suite for visiting friends or family (additional charges apply). A car parking permit scheme also operates at the development—please speak with the House Manager for availability.

Ryebeck Court is ideally located in Pickering, a traditional market town with a wide range of local and high street shops, a supermarket, and a monthly farmers' market. The town is rich in history and is home to the famous North York Moors Steam Railway. Nearby attractions include Castle Howard, Duncombe Park, and picturesque villages such as Thornton-le-Dale, Hutton-le-Hole, and Goathland—best known as the setting for the fictional village of Aidensfield in the much-loved TV series Heartbeat.

Please note: It is a condition of purchase that all residents must meet the age requirement of 60 years or over.

Local Area

Wainwright Court is located in Kendal, an old market town situated in on the edge of the most beautiful part

of the country- the English Lake District. Kendal's unique blend of history, culture and shopping makes it a desirable place to live and the perfect place to enjoy your retirement. The historic town centre offers a mix of traditional shops and high street retail outlets. Highgate and Stricklandgate are the main shopping routes through town. You'll also find the shopping centres and pedestrian-friendly Finkle Street and Market Place. Kendal has excellent transport links with bus services providing routes to many of the surrounding towns and villages. Kendal rail station is on the branch line to Windermere from Oxenholme. Oxenholme is on the west coast mainline which provides connections to many of the country's major cities.

Entrance Hall

The front door, with spy hole, opens into a spacious entrance hall where the 24-hour emergency response pull-cord system is conveniently located. The hallway also provides access to a generous walk-in storage/airing cupboard. Additional features include illuminated light switches, a smoke detector, and a secure door entry system with intercom. Doors from the hall lead to the lounge, bedroom, and shower room.

Lounge

A bright and welcoming lounge with double-opening UPVC double-glazed doors leading out to a Juliette balcony. The room features a stylish fireplace with fitted electric fire, two ceiling lights, TV and telephone points, fitted carpets, and raised electric power sockets for convenience. Partially glazed double doors open into the separate kitchen.

Kitchen

A fully fitted kitchen with tiled flooring and a UPVC double-glazed window featuring an electric opening mechanism. The kitchen includes a stainless-steel sink

1 bed | £190,000

with mono-block lever tap, built-in oven, ceramic hob with extractor hood, integrated fridge and freezer, and under-pelmet lighting.

Bedroom One

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

One hour of domestic support per week is included in the service charge.

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 Estates Manager.

Service charge: £9,014.28 per annum, for financial year ending 30/09/2025

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Leasehold

125 years from 2015
Ground rent £435 per annum
Ground rent review: Jan-30

Additional Information and Services

- Ultrafast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

