



# McCarthy & Stone

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## RESALES

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**1 bedroom 2nd floor apartment with walk on balcony**  
**54 Wainwright Court, Webb View, Kendal, LA9 4TE**



**Asking price £200,000 LEASEHOLD**

**For further details, please call 0345 556 4104**

## 54 Wainwright Court, Webb View, Kendal, LA9 4TE

A WEST FACING ONE BEDROOM SECOND FLOOR APARTMENT SITUATED WITHIN A DESIRABLE MCCARTHY & STONE RETIREMENT LIVING PLUS DEVELOPMENT.

Wainwright Court was built by McCarthy & Stone purpose built for assisted living. The development consists of 68 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with eye level ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.

### Wainwright Court

Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here.

Wainwright Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

### Local Area

Wainwright Court is located in Kendal, an old market town situated 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

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and wet room.

### Lounge

Spacious west facing lounge with the benefit of french doors leading on to a walk on balcony with space for table and chairs to sit and watch the world go by! There's ample space for dining and a feature electric fire with surround which acts as an attractive focal point. TV, telephone points, two ceiling lights, fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

### Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and electric controlled UPVC double glazed window above which overlooks communal gardens. Four ring electric hob with stainless steel extractor over, Hotpoint electric fan assisted oven, space for microwave, integrated fridge and separate freezer.

### Bedroom

West facing bedroom with window providing views of communal grounds towards the front of the development, door leading to a walk-in wardrobe housing shelving and hanging rails. Fitted carpets, raised electric power socket, ceiling lights, TV and phone point.

### Wetroom

Fully fitted wet room with electric shower, grab rail and shower curtain. Low flush WC, vanity unit with sink and mirror above, shaver light and point, Dimplex wall mounted electric heater and slip resistant flooring.



## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 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
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

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

## Car Parking Permit Scheme-subject to availability

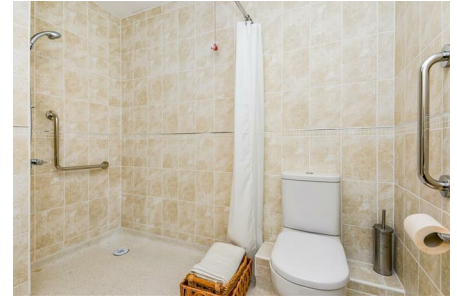
Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

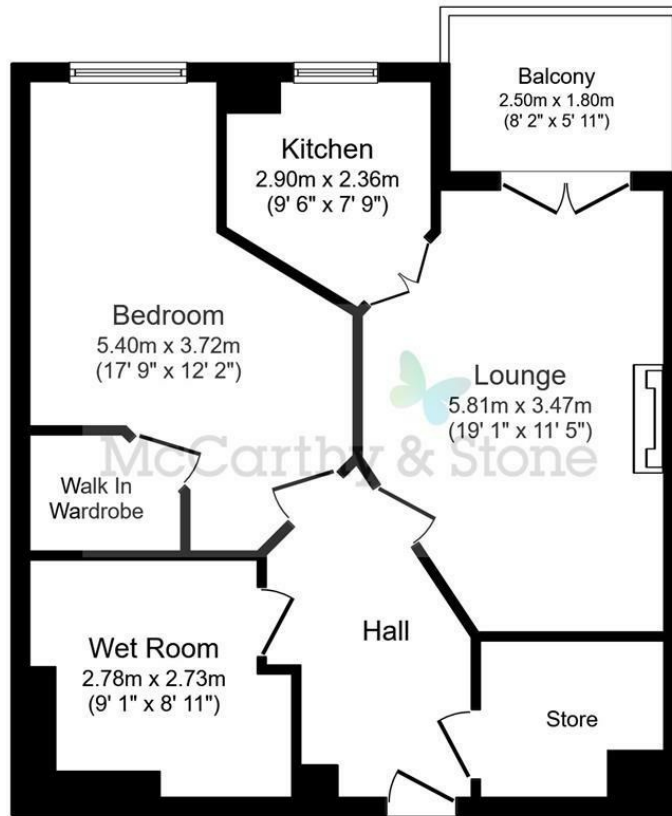
## Lease Information

Lease length: 125 years from 2015

Ground Rent: £435 per annum

Managed by: McCarthy and Stone Management Services





**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

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