



McCarthy & Stone
RESALES



19 Waverley Court Waverley Gardens, Carlisle, CA3 9JN
Asking price £199,950 Leasehold

For further details
please call 0345 556 4104

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A SPACIOUS two bedroom apartment with JULIET BALCONY and SOUTH-WESTERLY ASPECT located on the FIRST FLOOR of a MCCARTHY STONE Retirement Living development CLOSE TO AMENITIES.

Waverley Court

Waverley Court was purpose built by McCarthy Stone for retirement living. The development consists of 42 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the laundry, lounge and other communal areas. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Local Area

Waverley Court is located in the suburb of Stanwix, Carlisle and is close to Morrisons Supermarket. Steeped in history, Carlisle dates back to before the Roman times. There are a wealth of attractions and leisure facilities in and around the city including the bustling city centre which is mainly pedestrianised and offers a range of shops from high street brands to local retailers as well as a selection of restaurants and cafes. Carlisle is surrounded by some of the country's most stunning landscape. There are good transport links with a regular bus service operating in and around Carlisle as well as railway station providing direct links to Manchester, Glasgow, and London.

Entrance Hall

Front door with spy hole leads to the large entrance hall, which has illuminated light switches, a smoke detector, electric heater, the apartment security door entry system with intercom and the emergency pull cord system. From the hallway there is a sizeable walk-in storage/airing cupboard and doors leading to the bedrooms, living room and shower room.

Living room

Bright and sunny living room with ample space for dining and benefiting from a South westerly facing Juliet balcony with built in blinds to the door and windows. There are Sky/Sky+ connection, a telephone point, two ceiling lights, fitted carpets and raised electric power sockets. DUO Heat combined storage and front panel heater. Partially glazed door leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with a range of modern wood effect wall and base level units and drawers with a roll top work surface. Stainless steel sink and drainer unit with mono lever tap and window above which overlooks the side gardens. Appliances include a raised level oven, ceramic hob with cooker hood over and integral fridge and freezer. Tiled flooring, tiled splash backs and under counter lighting.

Bedroom One

Double bedroom with sizeable walk-in wardrobe housing shelving and hanging rails. Sky/Sky+ connection, telephone point, ceiling lights, fitted carpets, raised electric power sockets and a thermostatic panel heater.

En-suite

Fully tiled and fitted with suite comprising of level access shower with glass screen and hand rail, WC, vanity unit with wash basin and mirror above with shaving light and point. Electric heater, Chrome electric towel rail, extractor fan and emergency pull cord.

Bedroom Two

Generous second bedroom which could be used for dining. Ceiling lights, fitted carpets, raised electric power sockets and a thermostatic panel heater.

Shower room

Fully tiled and fitted with suite comprising of double shower with glass shower screen and hand rail, WC, wash basin and mirror above with shaving point. Electric heater, extractor fan and emergency pull cord.

Service Charge (Breakdown)

- House manager
- 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

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.

Car Parking Permit Scheme

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

Leasehold Information

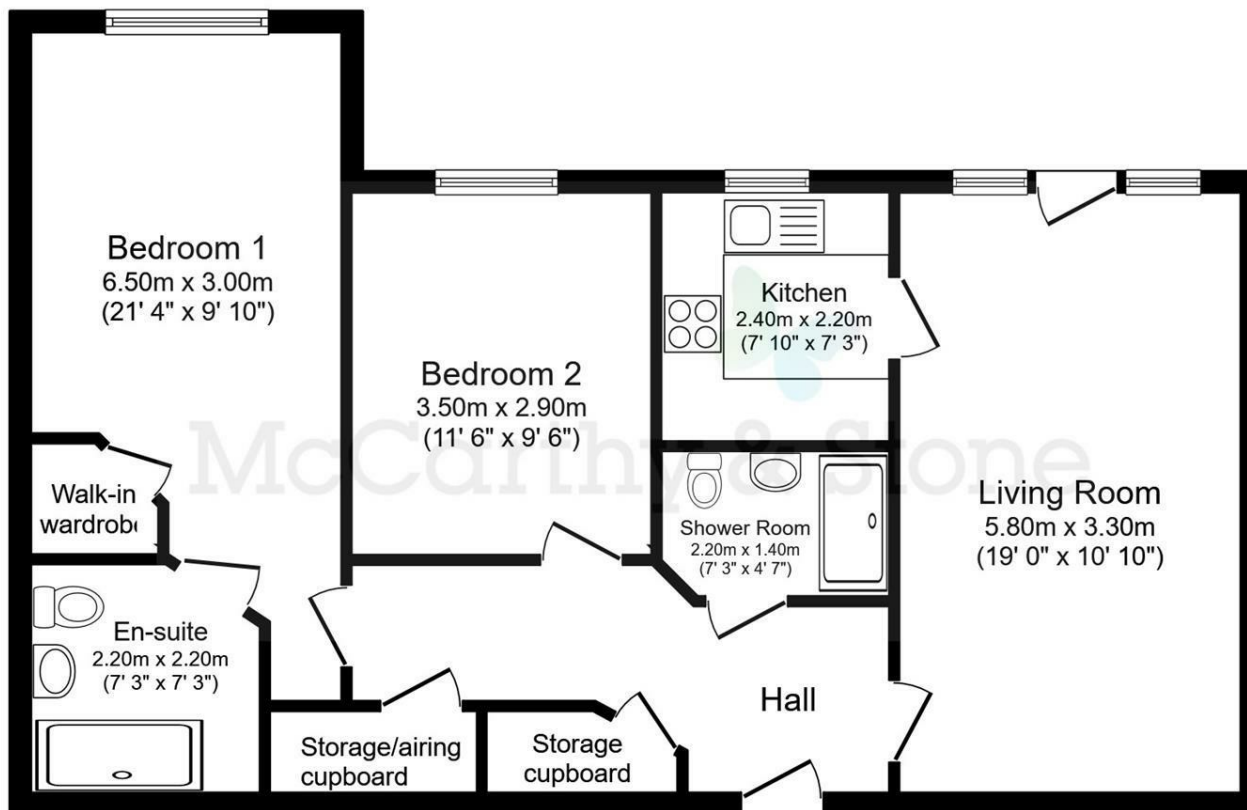
Lease length: 125 years from 2015

Ground rent: £495 per annum

Managed by: McCarthy Stone Management Services







Total floor area 72.5 sq.m. (780 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	8
(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	

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.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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