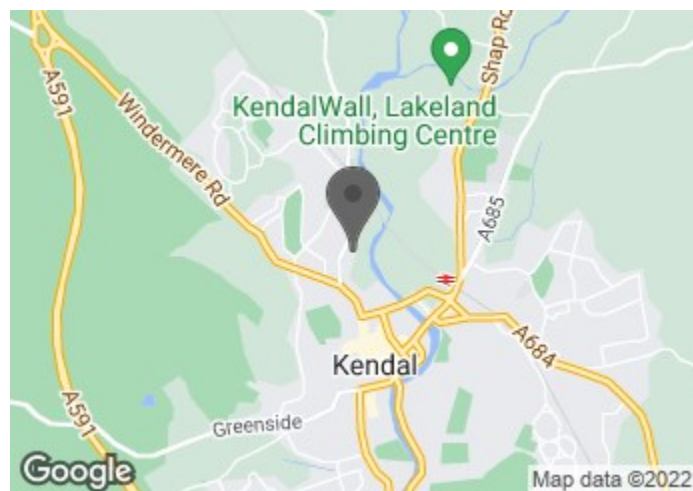


Floor Plan

Total floor area 79.0 sq. m. (850 sq. ft.) approx

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.localagent.com

COUNCIL TAX BAND:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**McCARTHY STONE
RESALES**

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

**McCARTHY STONE
RESALES**

**55 WAINWRIGHT COURT
WEBB VIEW, KENDAL, LA9 4TE**



****VIRTUAL TOUR AVAILABLE**** A WELL PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT WITH WALK OUT BALCONY SITUATED WITHIN A DESIRABLE RETIREMENT LIVING PLUS DEVELOPMENT ON THE BANKS OF THE RIVER KENT.

ASKING PRICE £280,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

WAINWRIGHT COURT, WEBB VIEW, KENDAL

WAINWRIGHT COURT

Wainwright Court was built by McCarthy & Stone purpose built for assisted living. The development consists of 60 one and two-bedroom retirement apartments with design features to make day-to-day living easier.

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 resident's lounge to meet up with friends and family or join in the many activities organised by residents and the Estate Management team.

Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their guests. 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 Lake District. 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 and are within half a mile of the development. 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. There are also bus stops within 150 yards of the development and the footpath along the River Kent is just 350 yards away.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system,

illuminated light switches, smoke detector and apartment security door entry system with intercom are all situated in the hall. From the hallway there is a door to a walk-in utility/storage cupboard and a separate WC. Further doors lead to the lounge, bedroom and wet room.

LOUNGE

Spacious lounge and dining area with walk out balcony with views towards the front of the development. There is an electric fire with stone effect surround which creates an attractive focal point to the room, Sky/Sky+ connection point, telephone points, two ceiling lights, fitted carpets, raised electric power sockets and a large walk-in storage cupboard. Partially glazed double doors lead into the separate kitchen.

KITCHEN

Fully fitted with a range of wood effect modern wall and base level units and drawers with a granite effect roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above which overlooking the front of the development. Appliances include a raised level oven, ceramic electric hob with extractor hood over, integral fridge freezer and a dishwasher. Tiled flooring, tiled splash backs, under counter lighting and ceiling light.

BEDROOM

An exceptionally spacious double bedroom with window overlooking the front of the development. Door leading to a walk-in wardrobe housing rails and shelving. TV and telephone points, Sky/Sky+ connection point, fitted carpets, raised electric power sockets, two ceiling lights and an emergency pull cord.

BEDROOM TWO

Spacious double room with window overlooking the front of the development. TV and telephone points, Sky/Sky+ connection point, fitted carpets, raised electric power sockets, two ceiling lights and an emergency pull cord.

WET ROOM

Fully fitted wet room with level access shower with grab rail and shower screen. WC, vanity unit with sink and mirror above, shaver point, heated electric towel rail and anti-slip flooring. Emergency pull cord.

2 BED | £280,000

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.

Service charge: £9,286.43 pa. (for financial year end 30/09/2022)

CAR PARKING PERMIT SCHEME

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.

LEASEHOLD INFORMATION

Lease Length: 125 years from 2015

Ground rent: £510 per annum

Managed by: Your Life Management Services

