



First Floor
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The position & size of doors, windows, appliances and other features are approximate only.
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28 Waverley Court
Waverley Gardens, Carlisle, CA3 9JN



Council Tax Band: B



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

Asking price £135,000 Leasehold

A ONE BEDROOM retirement apartment with L-SHAPED LIVING ROOM and JULIET BALCONY on the FIRST FLOOR of a MCCARTHY STONE Retirement Living development located close to a MORRISONS SUPERMARKET and BUS STOPS.

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 that 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 commercial purposes is prohibited by the Copyright law and will be prosecuted.



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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 that can assist with service charges or living costs.
- 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.

Summary

Waverley Court was built by McCarthy & Stone purpose built 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 Morrison 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 - Illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24 hour emergency pull cord are located in the hall. There is a door to a walk-in storage cupboard/airing cupboard. Doors lead to the lounge, bedrooms and bathroom.

Lounge

L-shaped lounge benefiting from an extra area which could be used for dining or as a study. A window and Juliet balcony make this a bright and airy room. Sky/Sky+ connection and telephone points, two ceiling lights, fitted carpets, raised electric power sockets. Partially glazed double door leads into the separate kitchen.

Kitchen

Fully fitted kitchen with a range of modern wall and base level units and drawers with a roll top work surface, Stainless steel sink with mono lever tap, drainer and under pelmet lighting. Appliances include a raised level oven, ceramic hob, cooker hood and integral fridge and freezer.

Bedroom One

Double bedroom with a built in, mirror fronted double wardrobe. Sky/Sky+ connection and telephone point. Ceiling lights, fitted carpets, raised electric power sockets.

Shower Room

Fully tiled and fitted with suite comprising of level access double shower, WC, vanity unit with wash basin and mirror above with shaving point. Chrome electric heater, extractor fan and emergency pull-cord.

1 bed | £135,000

Service Charge

- 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.

Service charge: £2,818.70 per annum (for financial year end 30/09/2026)

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 House Manager on site for availability.

Leasehold Information

Lease length: 125 years from 2015
Ground rent: £425 per annum
Ground rent review: Jan 2030
Managed by: McCarthy Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 60 years.

Additional Information & Services

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

