



McCarthy & Stone  
RESALES



25 Wainwright Court Webb View, Kendal, LA9 4TE  
Asking price £350,000 Leasehold

For further details  
please call 0345 556 4104

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

A circa 1100 sq foot TWO BEDROOM / TWO BATHROOM first floor BALCONY apartment with VIEWS OF THE RIVER KENT, located in an OVER 70'S desirable McCARTHY STONE Retirement Living Plus development within a SHORT PICTURESQUE WALK of Kendal's SHOPS and amenities.

## Wainwright Court

Wainwright Court was purpose built, by McCarthy & Stone, for assisted retirement living. The development consists of 26 double and 34 single bedroom apartments, with features to make day-to-day living easier. As well as the privacy of your own apartment, there is the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it is a lovely place to meet up with friends or join in the many activities organised by the homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.

Open every day, the table service restaurant serves tasty and nutritious lunches for the homeowners, and visiting guests, at a very reasonable price. All the food is freshly prepared, and special dietary requirements are catered for. A function room is available for special occasions or celebrations. Broadband is available. Wainwright Court benefits from landscaped gardens and a Guest Suite for Homeowner' guests at £25/night.

## Local Area

Local Area – Kendal is an old market town situated in on the edge of a beautiful part of the country, the English Lake District. And its' 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 together with pedestrian friendly Finkle Street and Market Place. Several other shopping malls are also easily accessible.

Bus services provide easy access to surrounding towns and villages. Kendal rail station is on the branch line Windermere - Oxenholme where the West Coast mainline provides access to major cities and several international airports.

## The Apartment

Spacious, being circa 100 sq m. Re-fitted in 2020 with quality carpeting and re-decorated throughout. The apartment also benefits from climate control and heating via a Vent-Axia ventilation unit. With heat recovery, this provides the entire apartment with a constant supply of fresh air and maintains the rooms at between 17 and 25 degrees centigrade and humidity at about 50% of outside humidity (very economical, 150-200watt). Thermostat controlled underfloor heating in each room provides extra heat if required (the owners normally find this not to be required). Council Tax Band C. For 2020 £ 1732.06. Apartment electricity supply, initially "EON Economy 10", has been changed to BULB total consumed.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the Tunstall

emergency response pull cord system includes pull cords in each room, personal pendant alarm and smoke alarms. This system provides 24 hours direct immediate contact with the Duty Manager and/or Tunstall. The system also controls the Developments' keypad controlled, TV (channel 400) monitored, main entrance doors.

Illuminated light switches, smoke detector and apartment security door entry system with intercom are all situated in the hall. The hallway leads to the open plan lounge and kitchen, bedrooms and wet room.

Boiler room - Electric meter (Economy 10). Hot water tank heated off-peak. Vent-Axia ventilation unit with heat recovery. Control systems including for underfloor heating.

## Lounge

A spacious open plan layout with floor to ceiling windows and patio doors leading to a large, sheltered balcony offering views to the river, with ample room for table, chairs etc. Fitted wool carpet, TV terrestrial and satellite connection points. Telephone/broadband point. Raised sockets and switches for easy reach.

## Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface, stainless steel sink, built in oven, electric hob with extractor/filter above, large fridge, ceiling and under wall unit lighting.

## Pantry / Storeroom

Leading from the kitchen is a large walk-in versatile room. There is a counter with connections for washing machine or dishwasher. Power sockets.

## Bedroom One

The large room, with large walk-in wardrobe, has front and side windows which overlook the gardens. Fitted carpet, TV terrestrial connection point, telephone point, raised sockets and switches for easy reach.

## En suite

Very spacious with floor to ceiling tiling. The room is a fully fitted wet room with grab rails and shower curtain pole, high flush WC, vanity unit with sink with mirror above, shaver light and point and a heated towel rail. Slip resistant flooring.

## Bedroom Two

Large size bedroom (presently used as study/guest room) with floor to ceiling windows, fitted carpet, TV terrestrial connection point, telephone point, raised sockets and switches for easy reach.

## Wet Room

Is spacious, tiled floor to ceiling, fully fitted wet room with shower, grab rails and shower curtain pole. Low flush WC, vanity unit with sink and mirror above, shaver light and point, heated towel rail. Slip resistant flooring.

## Service Charge

The Service Charge is the Leaseholder's share of Wainwright Court's communal expenses. Several costs, normally considered individual household costs, are included in the Service Charge.

- 1-hour a week individual apartment cleaning.
- Cleaning outside of apartment and balcony windows.
- Water rates.
- Council refuse collection.
- Use of communal Laundry Room, washing machines and dryers.
- Electricity consumption of communal areas.
- Management of the estate.
- Upkeep of grounds, building and communal content.
- Catering and restaurant service (actual meals paid individually).
- Building insurance.
- Contingency fund which covers major estate and communal area refurbishments. Both the exterior of the building and internal communal areas are due to be refurbished in 2021.
- Care staff on-site 24-hours a day
- 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.

## Leasehold Information

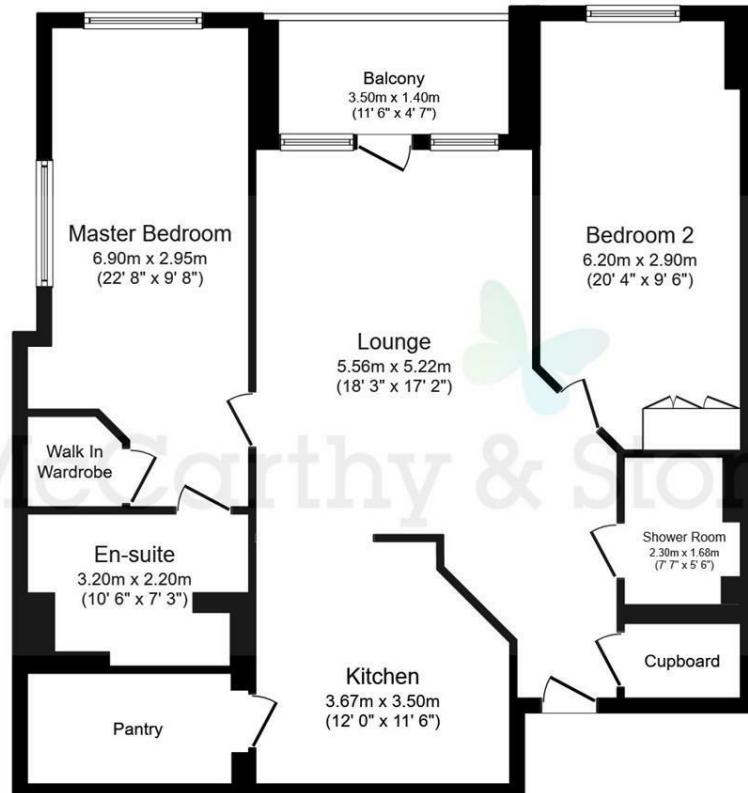
Lease Length: 125 years from 2015

Ground rent: £510 per annum (paid in 2 half yearly £255 instalments).

Managed by: Your Life Management Services



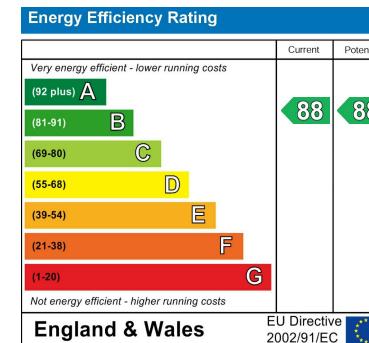




**Floor Plan**

Total floor area 100.0 sq. m. (1,076 sq. ft.) approx

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



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](mailto:resales@mccarthyandstone.co.uk)**

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