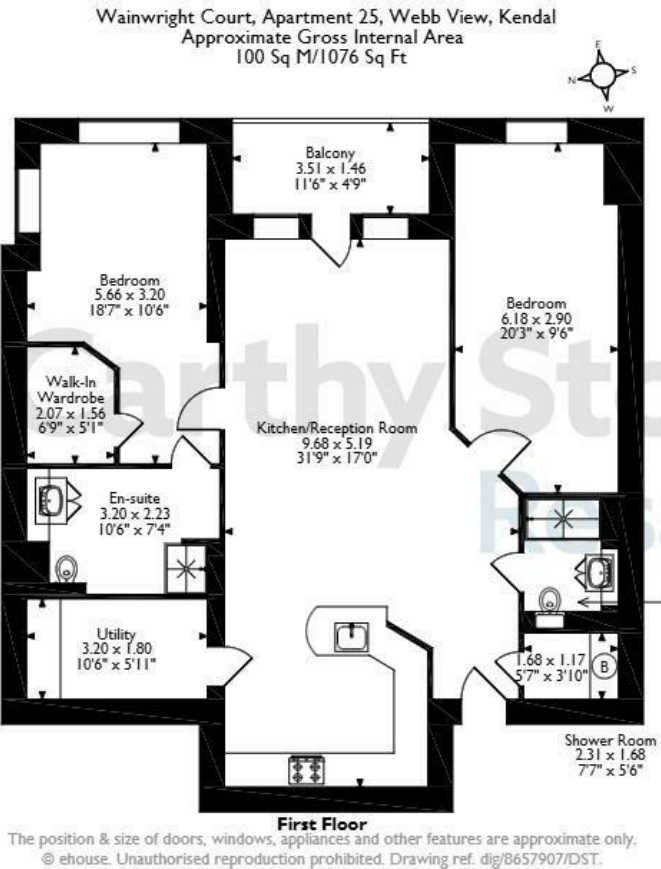


25 Wainwright Court

Webb View, Kendal, LA9 4TE



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Asking price £355,000 Leasehold

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.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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.





# 25 Wainwright Court, Kendal

### 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.

### The Largest Apartment Design at Wainwright Court

This bright and spacious two-bedroom retirement apartment is the largest design available at Wainwright Court, offering a rare opportunity to enjoy generous living space in one of the most peaceful corners of this sought-after assisted living development. With views over the beautifully maintained gardens and glimpses of the nearby river, this home offers both calm surroundings and practical comfort.

Wainwright Court was purpose-built by McCarthy & Stone to provide high-quality assisted retirement living. The development comprises 26 double and 34 single-bedroom apartments, designed with ease, comfort, and security in mind.

### Why Wainwright Court?

Wainwright Court offers more than just a home — it's a lifestyle designed around independence with peace of mind.:

24-hour on-site staff and CQC registration, ensuring safety and support when needed

Tailored domestic and care services available, should requirements change over time

Table service restaurant, open daily with freshly prepared lunches for residents and guests

Homeowners' lounge – a welcoming social hub with regular activities and space to host family and friends

Function room available for private celebrations

Guest Suite for visiting family (£25/night)

Beautiful landscaped gardens – a standout feature and peaceful place to relax, especially compared to developments like Alavana

### Place

Wi-Fi available throughout the building

### Entrance Hall

The front door with spyhole opens into a spacious hall with video entry system, illuminated switches, and smoke detector. The Tunstall emergency system includes pull cords in every room, a pendant alarm, and 24-hour support via the Duty Manager or Tunstall. It also controls the keypad-entry doors, viewable on TV channel 400.

A boiler cupboard houses the Economy 10 electric meter, hot water tank, Vent-Axia ventilation with heat recovery, and underfloor heating controls.

### Lounge

An exceptionally spacious room 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. Open plan to the kitchen.

### 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. Door to the utility/store room

### Bedroom One

The large, dual aspect room enjoys river views to the front and garden views to the side. Benefitting from a large walk-in wardrobe, Fitted carpet, TV terrestrial connection point, telephone point, raised sockets and switches for easy reach. Door to the en-suite.

### 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.

### Second Bedroom / Study

A generous double room, currently used as a study and guest bedroom, with floor-to-ceiling windows offering views toward the river. Includes a fitted wardrobe, terrestrial TV and telephone connection points, raised sockets and switches for ease of use, and soft fitted carpet throughout.

### Shower Room

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.

### Utility/Store room

A large walk-in utility/store room with a counter with connections for washing machine or dishwasher. Power sockets. Ample space for storage.

# 2 Bed | £355,000

### 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.
  - Care staff on-site 24-hours a day
  - Intruder alarm system

Annual service charge is 13,154.63 for the financial year ending 30/09/202.6

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).  
Ground rent review: 01/01/2030

