

McCARTHY STONE RESALES

31 WAINWRIGHT COURT WEBB VIEW, KENDAL, LA9 4TE



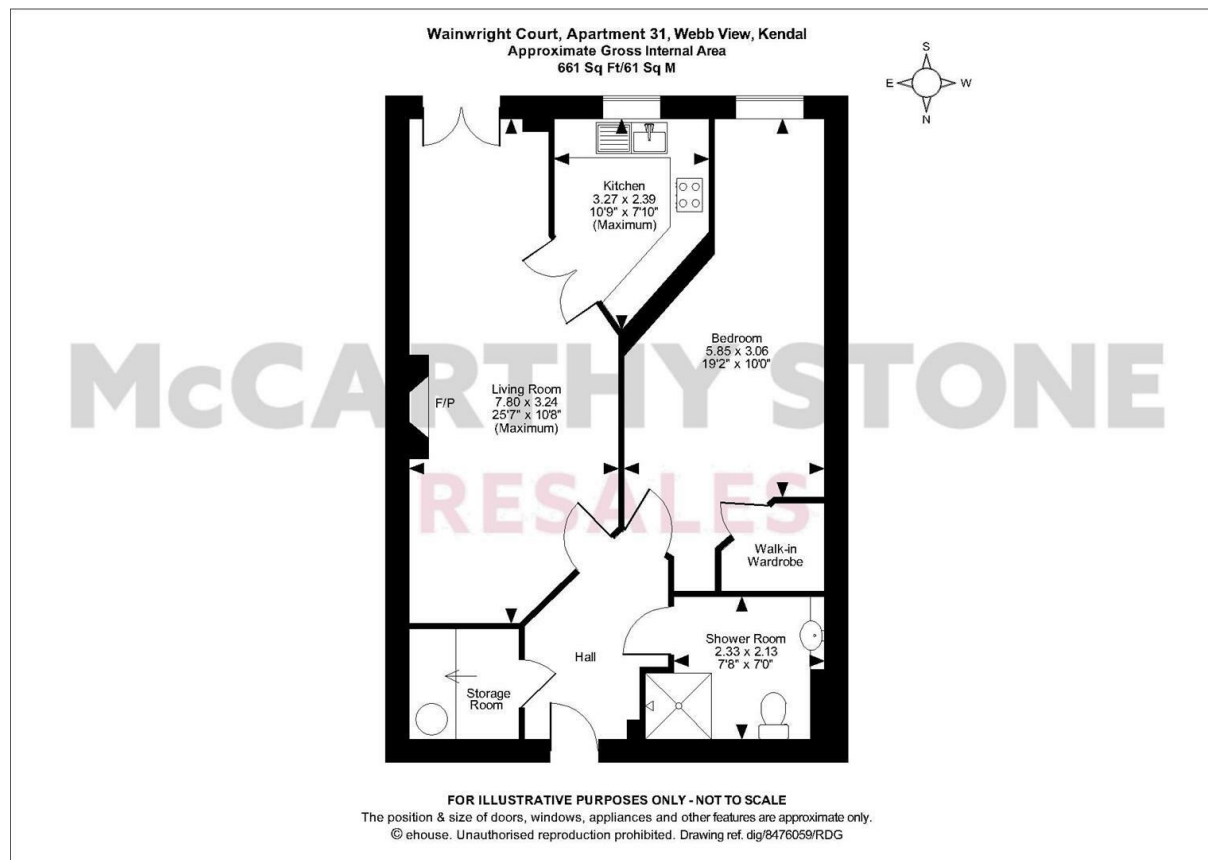
A one bedroom FIRST FLOOR, SOUTH-WESTERLY FACING apartment with JULIET BALCONY overlooking attractive communal GARDENS situated within a McCarthy Stone Retirement Living Plus development which enjoys a RIVER FRONTAGE location and river walks to Kendal's SHOPS AND AMENITIES WITHIN A THIRD OF A MILE, along with an ON-SITE RESTAURANT, ESTATE MANAGER and CQC registered CARE TEAM on-site 24/7.

PRICE REDUCTION

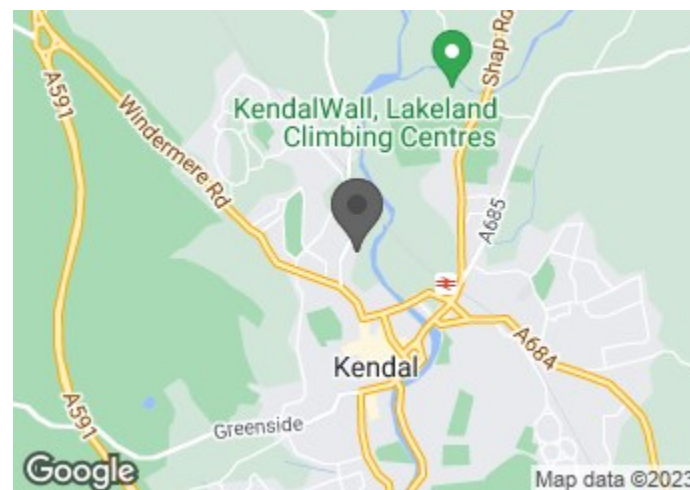
ASKING PRICE £167,500 LEASEHOLD

For further details, please call **0345 556 4104**

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



COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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 contingency fee is payable to the Landlord to be held in 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

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
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WAINWRIGHT COURT, WEBB VIEW,

1 BEDROOMS £167,500

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. This includes beautifully equipped kitchens with eye level ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring.

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 homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by 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, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. 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 most beautiful part of the country- the English Lake District. Kendal's 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 is within a quarter of a mile from the development and offers a mix of traditional shops and high street retail outlets. Highgate and Stricklandgate are the main shopping routes through town. 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- the bus stop is located just 130 yards from Wainwright Court. Kendal rail station is on the branch line to Windermere from Oxenholme

and is approximately 2/3 of a mile from Wainwright Court. Oxenholme is on the west coast mainline which provides connections to many of the country's major cities.

ENTRANCE HALL

Front door with spy hole and letterbox leads to the large entrance hall - illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system are situated in the hall.

From the hallway there is a door to a walk-in storage cupboard/airing cupboard.

Further doors lead to the living room, bedroom and wet room.

LIVING ROOM

A bright and airy south-westerly facing living room with a Juliet balcony, overlooking the communal gardens which are laid to lawn with planted beds and trees. There is ample room for dining and a feature electric fire with stone effect surround creates an attractive focal point to the room. There are TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets.

Partially glazed double doors lead into the separate kitchen.

KITCHEN

Fully fitted kitchen with a range of wood effect wall and base level units and drawers with a granite effect roll top work surface. Stainless steel sink and drainer unit with mono lever tap sits beneath an electronically controlled UPVC double glazed window which overlooks communal gardens. Integrated appliances include a four ring electric hob with stainless steel extractor hood over, a raised level electric fan assisted oven, fridge and separate freezer. Tiled splash backs, tiled flooring, central ceiling spotlights and under counter lighting.

BEDROOM

Double bedroom with south-westerly facing window overlooking the attractive communal gardens. The bedroom benefits from a walk-in wardrobe housing shelving and hanging rails and space for any freestanding furniture. With Fitted carpets, raised electric power socket, ceiling lights, TV and telephone point and emergency pull-cord.

WETROOM

Fully fitted wet room with slip resistant flooring throughout, level access shower with adjustable showerhead, grab rail and shower curtain. WC, vanity unit with inset sink and mirror with shaving light above.

Further wall-mounted vanity cupboard, electric heated towel rail and emergency pull-cord.

SERVICE CHARGE

- Estate Manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment 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: £7,501.20 per annum (for financial year end 30/09/2023)

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

125 years from 2015

Ground rent: £435 per annum

Ground rent review: Jan 2030

Managed by: Your Life Management Services

