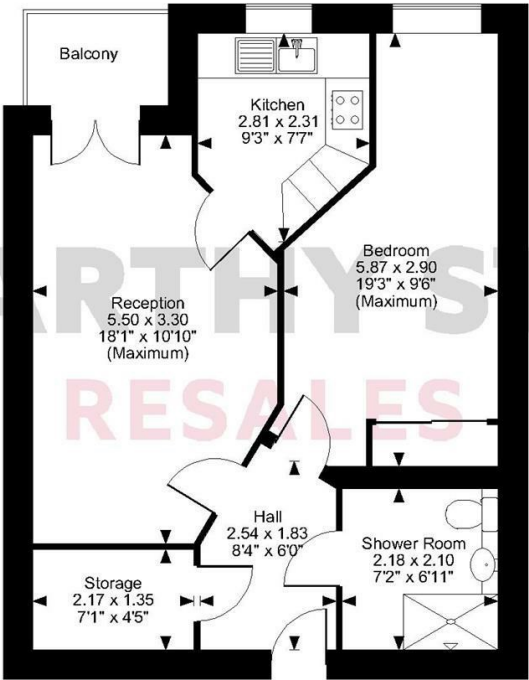


Waverley Court, Waverley Gardens, Carlisle  
Approximate Gross Internal Area  
527 Sq Ft/49 Sq M  
Balcony external area = 25 Sq Ft/2 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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## 22 Waverley Court

Waverley Gardens, Carlisle, CA3 9JN



## Asking price £160,000 Leasehold

A delightful one bedroom apartment with walk-out covered balcony overlooking the development gardens located on the first floor of a McCarthy Stone Retirement Living development approx. 80 yards to a bus stop, 300 yards of a supermarket and 1.5 miles of Carlisle city centre.

**Call us on 0345 556 4104 to find out more.**

### Council Tax Band: B



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	

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.





# Waverley Court, Waverley Gardens, Carlisle, CA3 9JN

## Waverley Court

Waverley Court was purpose built by McCarthy Stone 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 Morrisons Supermarket and bus stops. 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 and yet 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 and letterbox leads to the entrance hall, which has illuminated light switches, a smoke detector, the apartment security door entry system with intercom and the emergency pull cord system. From the hallway there is a walk-in storage/airing cupboard and doors leading to the bedroom, living room and shower room.

## Living room

A delightful westerly facing living room with ample space for dining and a walk-out covered balcony which overlooks the attractive rear gardens of the development. An attractive feature electric fireplace with surround. There are Sky/Sky+ connection, a telephone point, a central ceiling light, fitted carpets, raised electric power sockets and an electric heater. A partially glazed door leads into the separate kitchen.

## Kitchen

Fully fitted with a range of modern wood effect wall and base level units and drawers with a granite effect roll top work surface. A stainless steel sink and drainer unit with mono lever tap sits beneath a window above which overlooks the rear gardens. Appliances include a raised level oven, ceramic hob with cooker hood over and integral fridge and freezer. Tiled flooring (under carpet), tiled splash backs and under counter lighting.

## Bedroom

Good size double bedroom with mirror fronted fitted wardrobes and window with westerly aspect. There are Sky/Sky+ connection points, a telephone point, two ceiling lights, fitted carpets, raised electric power sockets and an electric heater.



# 1 bed | £160,000

## Shower room

Fully tiled and fitted with suite comprising of level access double shower with glass shower screen, adjustable showerhead and hand rail, WC and vanity unit with wash basin and mirror above with shaving point. Electric heater, Chrome electric heated towel rail, extractor fan and emergency pull cord.

## 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: £2,576.04 per annum (for financial year end 30/09/2025)

## Car Parking Permit Scheme

Parking is by allocated space, 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.

## Lease Information

Lease length: 125 years from 2015  
Ground rent: £425 per annum  
Ground rent review: Jan-30  
Managed by: McCarthy Stone Management Services  
Council Tax: Carlisle City Council. Band B

## Additional Information & Services

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

