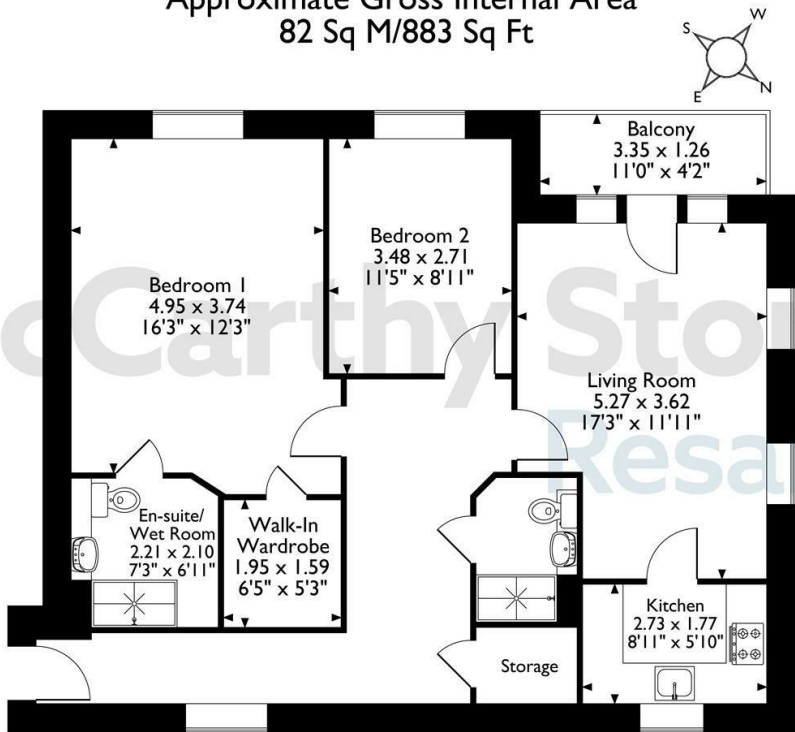


20 Waverley Court, Waverley Gardens, Carlisle  
Approximate Gross Internal Area  
82 Sq M/883 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8654549/DST.

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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 £230,000 Leasehold

A VERY WELL PRESENTED two bedroom, TWO BATHROOM CORNER apartment with WALK-OUT BALCONY and ample STORAGE located on the FIRST FLOOR of a McCARTHY STONE Retirement Living development CLOSE TO AMENITIES.

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.



Call us on 0345 556 4104 to find out more.

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



# Waverley Court, Waverley Gardens, Carlisle

## 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. 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 space to socialise with friends and family. A Guest Suite is available for friends and family (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 response pull cord system. From the hallway there is a door to a walk-in storage cupboard/airing cupboard and further doors lead to the lounge, bedrooms and shower room.

## Lounge

Spacious lounge benefitting from a large double glazed window with door leading to a secluded, south-westerly facing walk on balcony with room for table and chairs and views over the communal gardens. There are two additional side windows making the living room bright and airy. The lounge has ample space for dining. Sky/Sky+ connection and telephone point. Two



ceiling lights, fitted carpets, curtains and blinds, raised electric power sockets. A partially double glazed door leads into the separate 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 with mono lever tap, drainer and window with blind above overlooking the development's rear gardens. Appliances include a raised level oven, ceramic hob with cooker hood over and integral fridge and freezer. Tiled flooring, tiled splash backs and under counter lighting.

## Bedroom One

South westerly facing double bedroom with a walk-in wardrobe housing shelving and hanging rails. Sky/Sky+ connection and telephone point. Ceiling lights, fitted carpets, curtains, raised electric power sockets. Door leading to en-suite.

## En-Suite

Fully tiled and fitted with suite comprising of level access shower with pivoting glass screen, adjustable showerhead and grab rail, WC and vanity unit with wash basin and mirror above. Shaving point, electric heater, extractor fan and emergency pull-cord.

## Bedroom Two

Second bedroom which could also be used as a dining room or study. Central ceiling light, fitted carpets, curtains, raised electric power sockets and tv and telephone points.

## Shower Room

Fully tiled and fitted with suite comprising of double shower cubicle with adjustable shower head and grab rail, WC, vanity unit with wash basin and shaving mirror above, electric heater, 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



# 2 Bed | £230,000

- 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.

Annual Service charge: £3,864.12 (308.54 per month) for financial year ending 30/09/2025

## 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: 125 years from 1st Jan 2015  
Ground rent: £495 per annum  
Ground rent review: 1st 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 and Services

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

