



# *Alavana Place*

Kendal

**McCarthy Stone**  
Retirement living *your way*





# Happiness, confidence, security

For us, it’s about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

## Contents

Live life your way, with Retirement Living	4
Welcome to Kendal	6
Alavana Place	8
Development overview	14
Property details	16
Our service charge explained	18



# Live life your way

## with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a sought-after location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite<sup>^</sup>, which has en-suite facilities.

### Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week\*, is the friendly face who takes care of the day-to-day running of the development.

We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.





# Kendal

Modern living in a beautiful market town.



- |                          |                          |                     |
|--------------------------|--------------------------|---------------------|
| 1 Kendal Cricket Club    | 6 Post Office            | 12 Kendal Museum    |
| 2 Harrys Pantry          | 7 The Laundry Shop       | 13 Lidl Supermarket |
| 3 The Duke of Cumberland | 8 Bakery                 | 14 Community Centre |
| 4 Old Market Bus Stop    | 9 Train Station          | 15 Church           |
| 5 Convenience Store      | 10 Station House Surgery | 16 Restaurant       |
|                          | 11 Bus Stop              | 17 Bus Station      |



A short stroll from the town centre and next door to Kendal cricket club, Alavana Place is named after a Roman fort situated close by.

A short walk brings you to the town centre and its network of alleyways, cobbled streets and historic yards. You'll find a good mix of high street favourites and independent retailers. The food shop is easy with Lidl around the corner from the development or Sainsbury's just a short car ride.

Foodies will delight in the range of eateries, from riverside bites to sophisticated menus. One of the oldest farmers' markets in the country visits once a month.

## Live life your way

The town has a busy programme of events, with live performances, gourmet food and a mountain festival, celebrating the great outdoors. The Brewery Arts Centre offers a world-class programme of arts from dance to comedy. Levens Hall manor house boasts the world's oldest topiary gardens.



Green spaces and riverside walks provide plenty of ways to keep active. You can take a circular walk to Kendal Castle and Serpentine Woods. The leisure centre with a pool and classes is a short drive.

Nestled between the Lake District National Park and the Yorkshire Dales, there are unlimited opportunities for adventurous exploring by foot, mountain bike and car. There are numerous fells to challenge serious walkers and 16 lakes for wild swimming!

for travel further afield, there's easy connections to Manchester via the M6. Kendal train station links you to Oxenholme for onward travel to London. Bus routes connect you to Windermere and Keswick. Manchester and Liverpool airports are easily accessible.

## You'll be well looked after in Kendal

Designed with the over 60s in mind, Alavana Place is built to high standards and is an ideal place to live life your way.



# Designed

with you in mind

As you approach Alavana Place, you'll immediately appreciate the thoughtful design of its exterior, blending traditional and modern design. The Cumbrian limestone stonework complements the stone houses that are typical of the area. The building's ivory render and grey slate pitched roofing, provides a clean and modern finish.

This considered approach continues into the entrance and lobby. This stylish space makes you feel immediately at home and offers a warm welcome to homeowners, friends and family alike.

From here, you can take a few steps further to enter the beautifully light and airy communal lounge — this is the social hub of the development where our community can enjoy time together.

Its spacious design encourages quick chats, leisurely catch ups or spirited social events that go long into the evening. There is tranquil reading room and a handy hobby room to indulge in your favourite crafts.

Leave the lounge through the exterior door and you'll arrive at the outdoor terrace.

It's a lovely position from which to admire the beautifully planted and immaculately maintained gardens. The choice of shrubs and plants make it a garden for all seasons. Not only is it a pleasure to enjoy, it's also effortless to look after. We take care of all the outside spaces for you. Simply pick your seat and soak up the sunshine throughout the warmer months.







## More for you

### Guest Suite<sup>^#</sup>

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities.

### House Manager

Ensures the development is well maintained, alongside arranging social activities that help build a strong sense of community.

### Pets Welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

### Mobility scooter charging point<sup>#</sup>

An accessible space available where mobility scooters can be charged.

### Parking<sup>#</sup>

Spaces are available for purchase.



Made for living

*your way*

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Alavana Place is no exception.

Comprising 55 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

### We're here to help

When purchasing your apartment at Alavana Place, we can help you every step of the way\*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

Plus, with selected properties available through Shared Ownership~, you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

To help you select the option that's right for you, our friendly Sales Consultant will explain each in greater detail.



# Alavana Place

Ground Floor



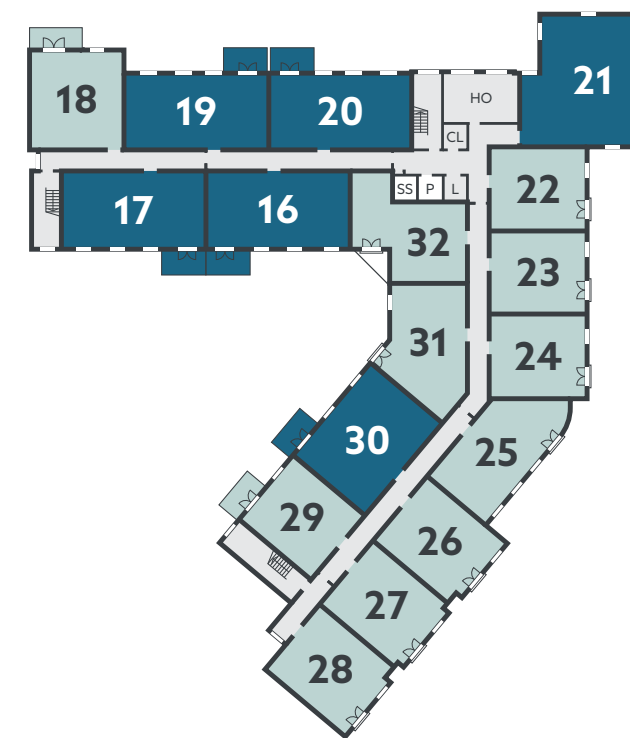
- 1 bedroom apartment
- 2 bedroom apartment

- CL - Communal Lounge
- E - Entrance Lobby
- GS - Guest Suite
- L - Lift

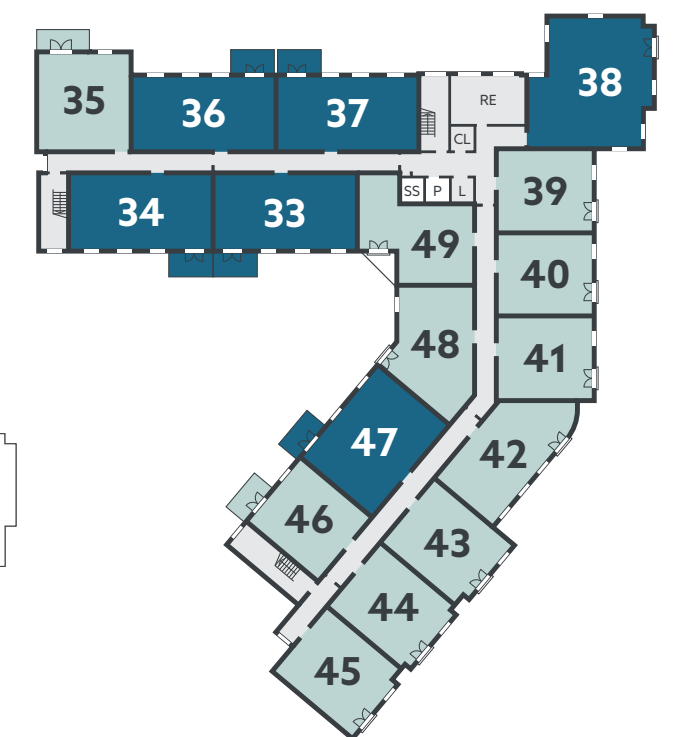
- MSC - Mobility Scooter Charging
- O - Office
- P - Plant Room
- R - Roof Access
- RE - Reading Room
- RR - Refuse & Recycling
- SS - Smoke Shaft

For latest apartment availability and prices, please ask your Sales Consultant or visit [mccarthystone.co.uk/alavana-place](http://mccarthystone.co.uk/alavana-place)

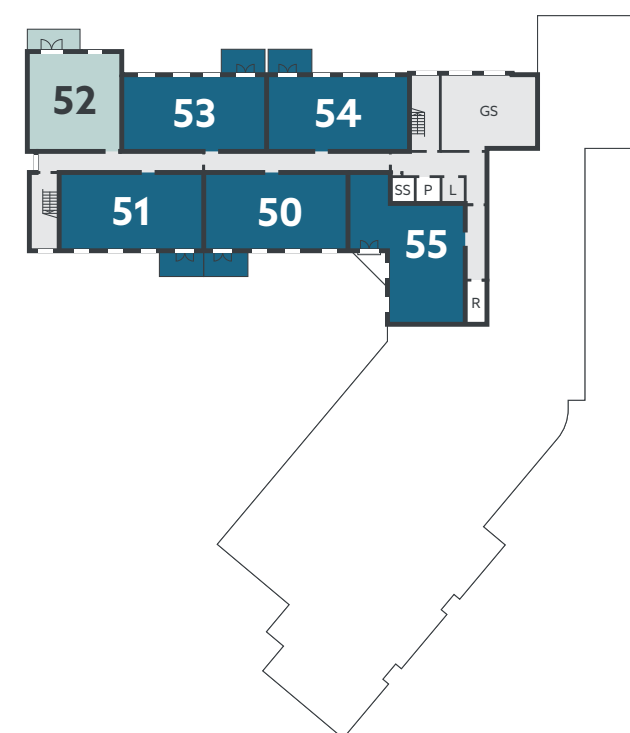
First Floor



Second Floor



Third Floor





# Your new home

## in detail

### General

- ▶ Double glazing to all windows
- ▶ Balconies or patios to selected apartments
- ▶ Walk in or fitted wardrobes in master bedrooms
- ▶ Telephone and television point in living room and bedrooms
- ▶ NHBC 10-year warranty
- ▶ Sky/Sky+ connection point in living room\*

### Kitchen

- ▶ Fitted kitchen with integrated ceramic hob
- ▶ Stainless steel cooker hood and splashback
- ▶ Black Anthracite composite sink
- ▶ Lever mixer taps

### Heating and finishes

- ▶ Electric panel heaters
- ▶ Neutral décor
- ▶ Chrome door furniture and fittings

### Shower room

- ▶ Fitted shower room with tiled floor
- ▶ White sanitary ware with high quality fittings
- ▶ Fitted mirror
- ▶ Shaver socket
- ▶ Heated towel rail
- ▶ En-suite to two-bedroom properties

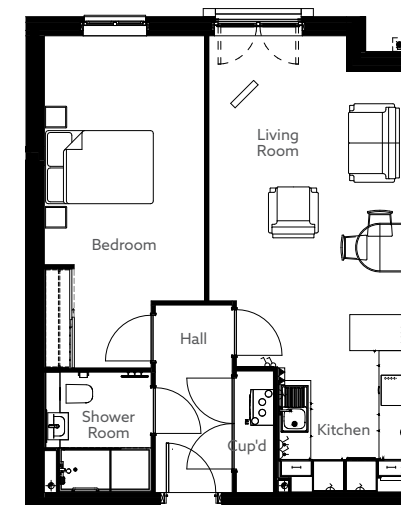
### Safety and security

- ▶ Door camera entry system which is linked to your own TV
- ▶ 24-hour emergency call system with a personal pendant alarm
- ▶ Intruder alarm and smoke detector
- ▶ Illuminated light switches to hall, bedroom(s) shower room and additional WCs

## Typical apartment layouts

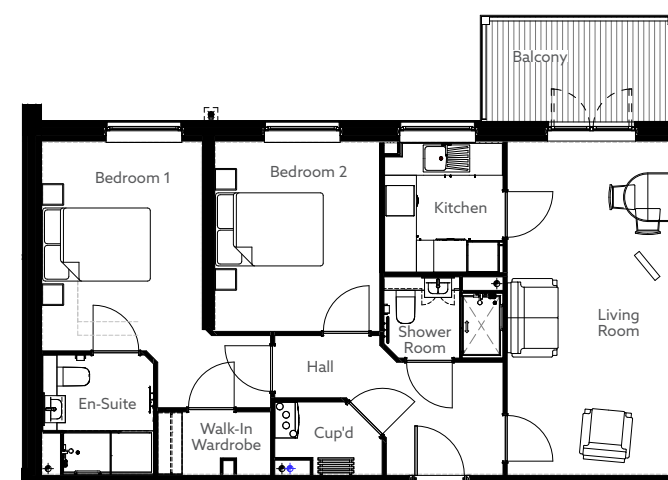
Approximate room sizes

### One Bedroom



Living	5118mm x 3730mm / 16'9" x 12'3"
Kitchen	3273mm x 2460mm / 10'9" x 8'1"
Bedroom	6112mm x 2871mm / 20'1" x 9'5"
Shower Room	2208mm x 1947mm / 7'3" x 6'5"

### Two Bedroom



Living Room	6129mm x 3169mm / 20'1" x 10'5"
Kitchen	2408mm x 2200mm / 7'11" x 7'3"
Bedroom One	4902mm x 2935mm / 16'1" x 9'8"
Bedroom Two	3492mm x 3035mm / 11'5" x 9'11"
En-Suite	2200mm x 2050mm / 7'3" x 6'9"
Shower Room	1500mm x 2200mm / 4'11" x 7'3"



# The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before you may have questions about how this works.

When you consider the services available at Alavana Place and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

It's important to note that we do not make a penny from the service charge. The costs incurred to run our developments and support our customers are all re-charged with no mark-up or other fees added by us. This includes our management fee, which covers our back-office support teams. Any future change to this position will be clearly communicated.

## Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs

- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on Alavana Place's web page.

## Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for benefit of everyone.

**When you're ready to find out more, we will happily explain these charges in more detail.**



## Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To arrange your visit, call **0800 201 4106** or visit [mccarthystone.co.uk/alavana-place](https://mccarthystone.co.uk/alavana-place) to find out more.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

*McCarthy Stone Homeowner*



A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

April 2025

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.



To find out more, scan the QR code  
call 0800 201 4106  
or visit [mccarthystone.co.uk/alavana-place](https://mccarthystone.co.uk/alavana-place)

Alavana Place, Shap Road, Kendal,  
Cumbria LA9 6FU

**McCarthy Stone**  
Retirement living *your way*