

ALAVANA PLACE

KENDAL



McCARTHY STONE

Life, well lived

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Long country walks. Slow
summer Sundays. Crying at
movies. Bank holiday Mondays.
Hugging and kissing. Cheering
them on. Fresh sheets, soft
pillows. Your favourite song.
McCarthy Stone. Life, well lived.

Welcome

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MODERN LIVING IN A BEAUTIFUL MARKET TOWN.

Recently voted as one of the coolest UK postcodes by The Times newspaper, this Cumbrian town on the edge of the Lake District has a great deal to offer. Outstanding natural beauty. Friendly community. A sense of adventure. Plenty to see and do. Kendal would be a delightful place to call home.

FIND YOUR HAPPY PLACE IN KENDAL.

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. Designed with the over 60s in mind, the development is built to high standards and is an ideal place to live life well.



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LIVE LIFE YOUR WAY.

Alavana Place is well located to enjoy Kendal and its glorious surrounding areas.

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. Cross the river for a taste of Italy at Sapore or enjoy a pub favourite at Ye Olde Fleece Inn.

One of the oldest farmers' markets in the country visits once a month.

The town has a busy programme of events, with live performances, gourmet food and a mountain festival, which celebrates the great outdoors.

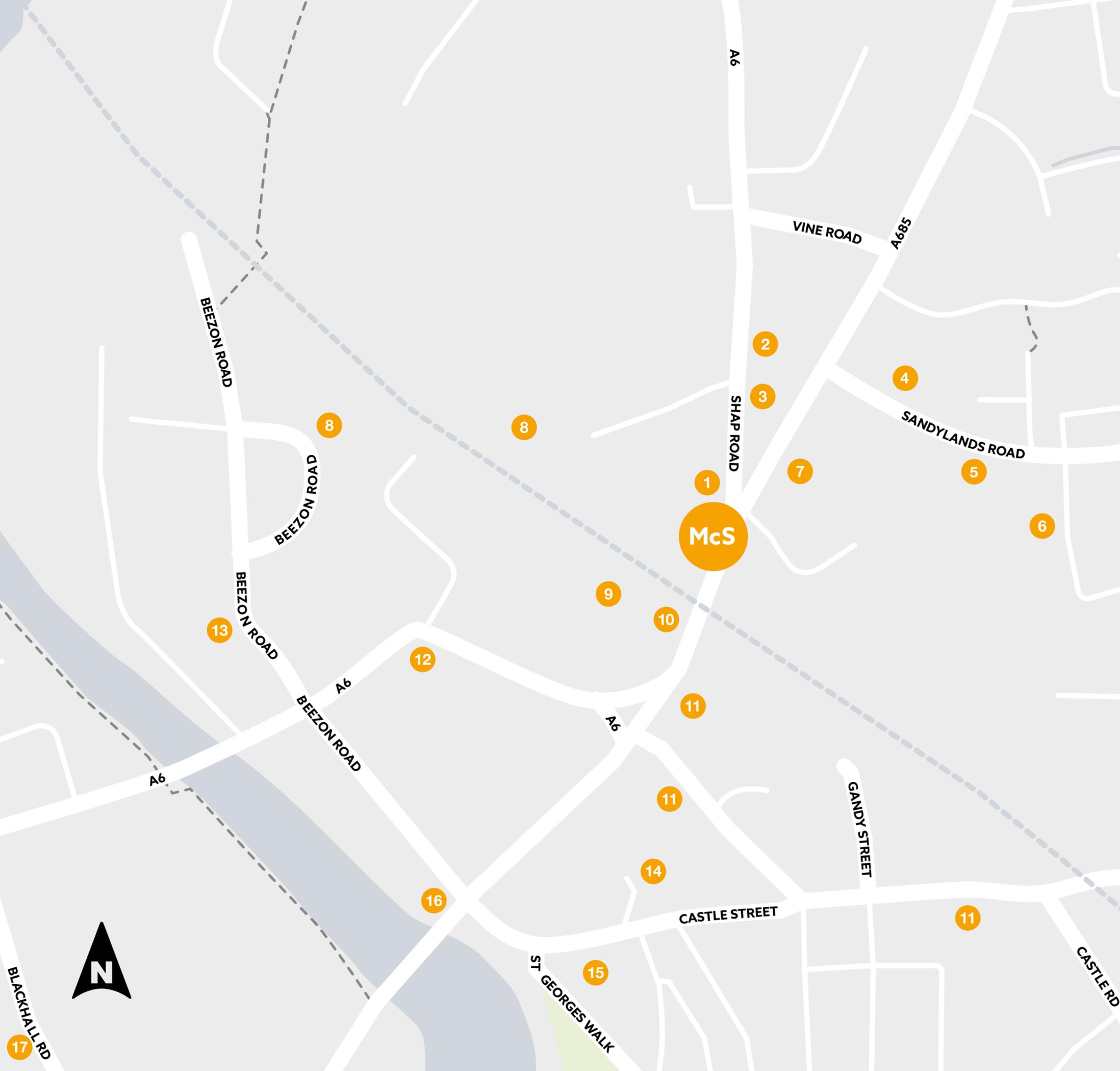
The Brewery Arts Centre offers a world-class programme of arts from dance to comedy. A short drive away, Levens Hall manor house boasts the world's oldest topiary gardens.

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, Kendal really offers you 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!

Sea lovers can enjoy Arnside and Silverdale Area of Outstanding Natural Beauty, just a few miles south of the town, or Morecambe Bay, just 25-miles away.

You have 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.



ALAVANA PLACE

McS Shap Road, Kendal LA9 6UF

MAP KEY.

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



“STRICTLY NIGHTS WITH FRIENDS.”

Beryl,
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

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STYLISH DESIGN, INSIDE AND OUT.

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 are two quiet reading rooms too if you just fancy time with a newspaper or a good page turner.

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 FEATURES.

GUEST SUITE*

Having friends or relatives over and would like them to stay the night? You can book them into the development's 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.

PARKING*

Spaces are available for purchase.

MOBILITY SCOOTER ROOM

An easily accessible space available where mobility scooters can be charged safely and securely.

*Additional charges apply. Subject to availability.



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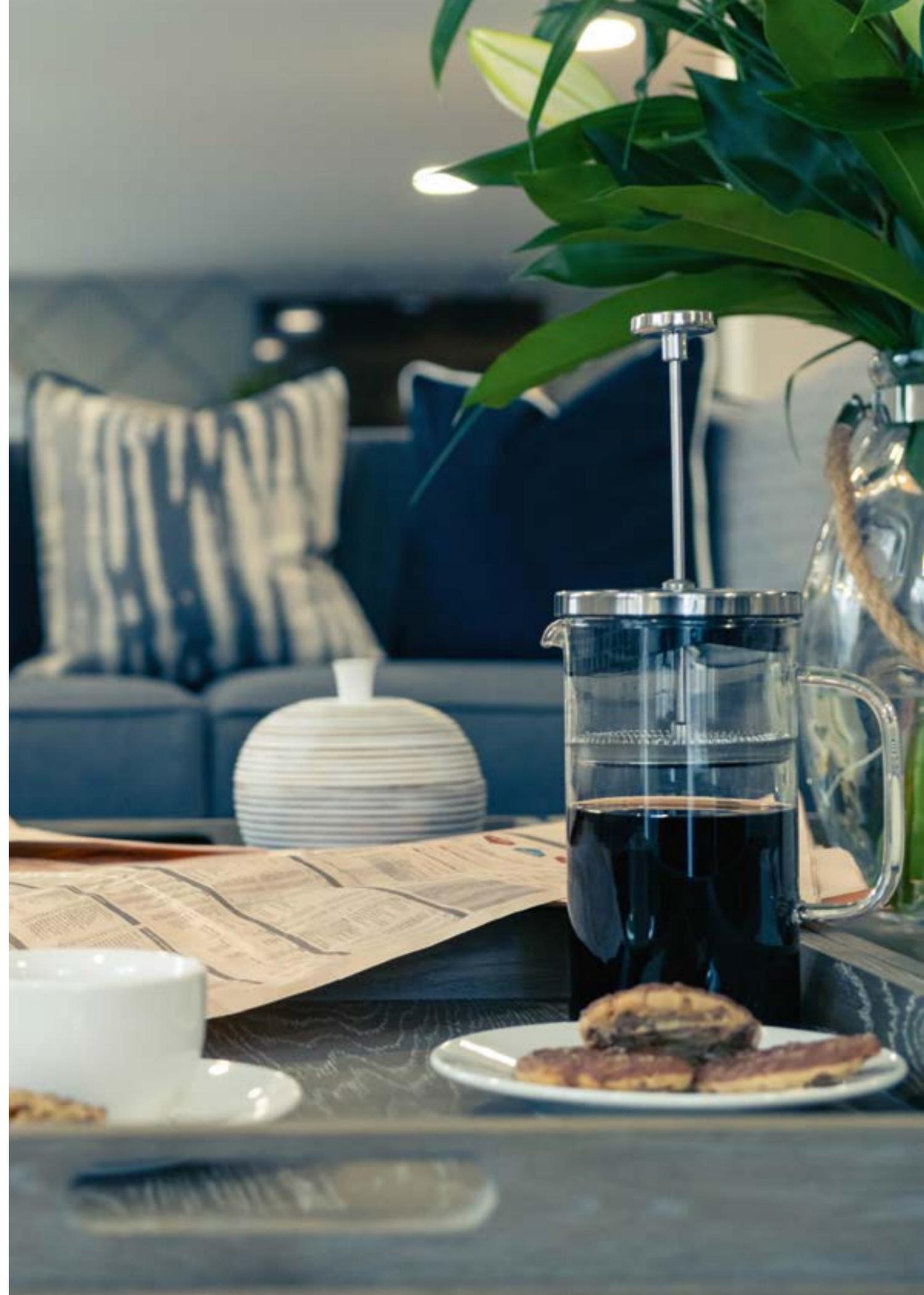
MADE FOR LIVING WELL.

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 and flooring.

HOW TO BUY.

Whether you are purchasing or part buy part renting your apartment at Alavana Place, we will 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 Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.





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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



SHOWER ROOM

- Fitted shower room with tiled floor
- White sanitary ware with high quality fittings
- Additional WC in selected two-bedroom apartments
- Fitted mirror
- Shaver socket
- Heated towel rail



HEATING AND FINISHES

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



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

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.



“NEW ADDRESS, NEW ADVENTURE. THERE’S NOTHING OLD ABOUT ME.”

Anne,
McCarthy Stone homeowner.

Anne is always looking for her next new project, whether it’s joining the community art club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Alavana Place, Kendal.

CALL 0800 201 4106
**VISIT [McCARTHYSTONE.CO.UK/
ALAVANA-PLACE](https://www.mccarthystone.co.uk/alavana-place)**

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. Images are indicative and facilities vary by location. 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.

May 2023



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, call **0800 201 4106**
or visit mccarthystone.co.uk/alavana-place

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