



THE CONISTON, CASTLESTEAD VIEW, OXENHOLME

£285,000

INDEPENDENT LIVING WITH EXTRA CARE SCHEME FOR OVER 55'S

ARNOLDGREENWOOD.CO.UK/PROPERTY 01539 733383



THE CONISTON, CASTLESTEAD VIEW, OXENHOLME, LA9 7PR



2



1



1



B

£285,000

JUST TWO SEMI DETACHED BUNGALOWS REMAINING - For those over the age of 55 (terms apply) looking for independent living but with the benefit of an Extra Care Scheme and on site facilities. This is an exciting opportunity to purchase a semi-detached bungalow on the new-build development site of Castlestead View, on the outskirts of the ever-popular town of Kendal with its amenities and Oxenholme train station approximately one mile away. The development will be available to those looking for independent living, over the age of 55 (terms apply) with on site facilities.

NEWLY COMPLETED AND READY FOR OCCUPATION, CLOSE TO TRANSPORT LINKS AND AMENITIES.

This is an exciting opportunity to purchase a 2-bed semi-detached bungalow on Castlestead View, a scheme by Housing 21, one of the top housing associations in the UK. On the outskirts of the ever-popular town of Kendal and its amenities and Oxenholme train station, approximately one mile away, it offers a lot for the discerning buyer looking to downsize or future proof into retirement, benefit from on site facilities and a community feel.

There is just one remaining. Number 11.

Pets welcome.

For those over the age of 55 (terms apply).

The property offers a contemporary-style fitted kitchen with an electric oven and hob, an extractor hood, space for a washing machine and fridge/freezer, and plenty of cupboards. A partly tiled wet room completes this lovely property. It comes fully carpeted in a neutral colour with vinyl in the kitchen area, gas central heating, and uPVC double glazing, with storage cupboards in the hall. Loft. Patio doors from the kitchen to the rear garden; the front has a turfed area and block-paved driveway. This pet-friendly development has communal gardens, views across the countryside, and is close to transport links.

Tenure: leasehold for 999 years from April 1, 2022.

Service charge of £223.73 per month

The service charge amount is £223.73 per month or £2,684.76 annually.

Service charge review period: April

The monthly support fee is £9.57.

The monthly core support charge is £152.53.

End of lease fee: £560.00 inclusive of VAT

Nomination fee: £1240.00, inclusive of VAT (resales) if applicable.

Personal and domestic care packages

Guest room: £30.00 per night

On-site house manager and on-site care staff

Council tax band—to be determined

EPC: Current: 82 Potential: 85 Rating: B; TBC: These figures are a typical rating for property type and not specifically for this property

Tenure – Leasehold for 999 years beginning 1st April 2022

service charge of £168.43 per month

The monthly support fee is £13.53.

The monthly fee for core support is £138.66.

Personal and domestic care charge (TBC)

Guest room: £30 per night

On-site House Manager

End of lease fee: £490 + VAT

Nomination fee: £1,090 + VAT

Housing21's Castlestead View offers independent living with access to on-site care and support for people over the age of 55 (terms apply) and comprises 20 semi-detached and four detached bungalows for outright purchase. These properties are only for residential use and cannot be sublet.

Key features to note:

Dedicated Housing and Care Manager

Independent living in a community setting

Access to optional, tailored care and support

24/7 emergency alarm system for peace of mind

Lift and wheelchair accessible throughout.

A range of social activities are available on site

On-site Bistro and Hairdresser.

IF YOU WOULD LIKE TO SPEAK TO A CONSULTANT FROM CASTLESTEAD VIEW TO LEARN MORE ABOUT THIS GREAT OPPORTUNITY FOR SUPPORTED, INDEPENDENT LIVING PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.



The Coniston

Bungalows for outright sale: 1, 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24

Size of internal cupboard space 1 : 1.00m² (885mm x 1132mm)
Size of internal cupboard space 2 : 1.00m² (885mm x 1132mm)



Kitchen /Dining	3900mm x 3626mm	12'9 x 11'11
Lounge	3900mm x 3647mm	12'9 x 12'0
Bedroom 1	3098mm x 4343mm	10'2 x 14'3
Bedroom 2	3098mm x 2447mm	10'2 x 8'0
Shower Room	2292mm x 2597mm	7'6 x 8'6

These particulars are set out as a general outline for guidance only. The information in this documents does not in any way form part of a contract or warranty. Images are representative only and all measurements are approximate.

premier
guarantee

DIRECTIONS

Travel out of Kendal along Aynam Road, be in the left hand land and continue onto Lound Road, then Burton Road. Pass the Leisure Centre and continue on through the traffic lights, up the A65 passing the hospital on the left, cross the railway line and take the second right into Castlestead View. No 23 is the second bungalow on your right. The post code of the site is LA9 7FZ but is not yet registered with Royal Mail. LA9 7PR is a near-by post code.

Council Tax Band - South Lakeland District Council

EPC - Current 82 Potential 85

Tenure - Leasehold

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interest applicant are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers make an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information

ESTATE AGENTS

e estateagents@arnoldgreenwood.co.uk
t 01539 733383
w arnoldgreenwood.co.uk/property
a Exchange Chambers, 8 & 10 Highgate,
Kendal, Cumbria, LA9 4SX

SOLICITORS

e info@arnoldgreenwood.co.uk
t 01539 720049
w arnoldgreenwood.co.uk/solicitors
a Exchange Chambers, 8 & 10 Highgate,
Kendal, Cumbria, LA9 4SX