



Living /Dining	3407mm x 5095mm	11'2 x 16'9
Kitchen	3305mm x 2945mm	10'10 x 9'8
Bedroom 1	3011mm x 4313mm	9'11 x 14'2
Bedroom 2	2358mm x 3486mm	7'9 x 11'5
Shower Room	2235mm x 2600mm	7'4 x 8'6

**DIRECTIONS:**

Travel out of Kendal along Aynam Road, be in the left-hand lane and continue onto Lound Road, then Burton Road. Pass the Leisure Centre and continue 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.

COUNCIL TAX BAND: To be determined  
 EPC - Current 84 Potential 88 Rating B - TBC - These figures are a typical rating for property type and not specifically for this property  
 Tenure – Leasehold for 999 years (New build)  
 Annual Service Charge amount £2,699.64  
 Monthly rent payable £421.09  
 Other monthly charges apply  
 Shared Ownership with Housing21 and offered at 25% of market price of £245,000

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. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

**Money Laundering** In the event of prospective purchasers making 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  
 dx 63400 Kendal  
 t 01539 720049  
 w arnoldgreenwood.co.uk/solicitors  
 a Exchange Chambers, 8 & 10 Highgate, Kendal, Cumbria, LA9 4SX

**£61,250**  
 BEING 25% OF MARKET PRICE (SHARED OWNERSHIP)  
**THE ROWAN, CASTLESTEAD VIEW, KENDAL**  
 INDEPENDENT LIVING WITH EXTRA CARE SCHEME FOR OVER 55'S



**ARNOLDGREENWOOD.CO.UK/PROPERTY**  
 01539 733383



The Rowan is a thoughtfully designed two-bedroom apartment comprising a lounge/dining room, fully fitted kitchen with modern white units and plenty of cupboards, and a tiled wet room. It comes fully carpeted in a neutral colour with vinyl to the kitchen area, gas central heating and uPVC double glazing with storage cupboards in the hall. Each apartment has a doorbell and letter box and there are lifts to all floors. This pet-friendly development has communal gardens, views across countryside and is close to transport links.

- On-site Activity room
- Laundry room
- Bathing Suite
- Bistro
- Hairdresser
- Buggy store
- Non allocated parking

Council tax band – to be determined  
 EPC - Current 84 Potential 88 Rating B - TBC - These figures are a typical rating for property-type and not specifically for this property

- Tenure – Leasehold for 999 years (New build)
- Service charge of £168.43 per month
- Annual Service Charge amount £2,699.64
- Service charge review period - April
- The monthly support fee is £13.53
- The core support charge is £32 per week
- End of lease fee £490 + VAT
- Nomination fee £1,090 + VAT
- Personal and domestic care charge-TBC
- Guest room - £30 per night
- On-site House Manager
- On site care staff

Show Apartment viewings by appointment  
 Move in Summer 2022 approx.

Housing21's Castlestead View offers independent living with access to on-site care and support for people over the age of 55 (terms apply) comprising shared ownership apartments.

- Key features to note:-
- Dedicated Housing and Care Manager
  - Independent living in a community setting
  - Access to optional, tailored care and support
  - A range of social activities on site
  - 24/7 emergency alarm system for peace of mind
  - Lift and wheelchair accessible throughout.

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.



## £61,250 THE ROWAN, CASTLESTEAD VIEW, KENDAL, LA9 7FY

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 an apartment 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 is expected to be completed in Summer 2022 and will be available to those over the age of 55 (terms apply)

