



The Maple, Castlestead View, Kendal  
£181,875 being 75% of market price



## The Maple, Castlestead View

Kendal

THE MAPLE IS OFFERED AT £181,875 BEING 75% OF MARKET PRICE.

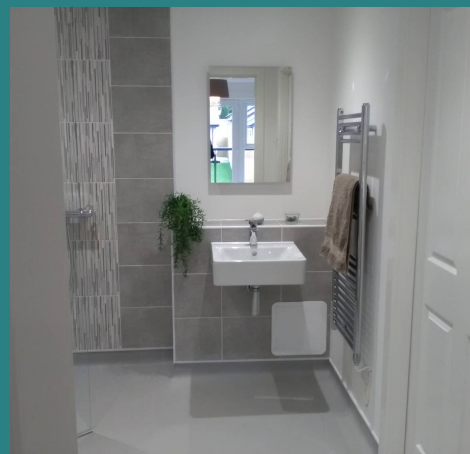
For those over the age of 65 looking for independent living but with the benefit of an Extra Care Scheme and on site facilities.

This is an exciting opportunity to purchase a first floor apartment on an exclusive development, offering on site facilities and close to Kendal with its amenities and Oxenholme train station approximately one mile away. The development is available to those over the age of 55 (terms apply)

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: B

Tenure: Leasehold





## THE MAPLE

NEWLY COMPLETED AND READY FOR OCCUPATION, CLOSE TO TRANSPORT LINKS AND AMENITIES. This is an exciting opportunity to purchase a second-floor apartment 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. For those over the age of 55 (terms apply) looking for independent living but who also may like the idea of a type of supported housing within the benefit of an Extra Care Scheme, its on-site facilities and community feel. Shared ownership with Housing21, and the price shown is a 75% share of the full market value of £242,500 without additional rent payable. Shares can be purchased from 25%, and some rent will apply up to a 75% share.

## ACCOMMODATION

The Maple, is a thoughtfully designed two-bedroom apartment with TWO Juliet balconies, one off the master bedroom and one off the lounge/diner, a contemporary style fitted kitchen with electric oven and hob, extractor hood, space for a washing machine and fridge/freezer, 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. There are lifts and stairs to all floors. This pet-friendly development has communal gardens, views across the countryside, and is close to transport links. On-site Bistro, Hairdresser, Laundry Room, Activity Room, Buggy Store, Bathing Suite, Non-allocated parking.





## TENURE

Council tax band (B): South Lakeland District Council EPC: Current: 84; Potential: 88; Rating: B; TBC: These figures are a typical rating for this property type and not specifically for this property. Tenure: leasehold for 999 years from 1st April 2022. Service charge of £263.76 per month Annual Service charge amount £3165.12 Service charge review period: April The monthly support fee is £8.03 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 package Guest room: £30.00 per night On-site House Manager On-site care staff Viewings by appointment. Sales office on site. Housing21's Castlestead View offers independent living with access to on-site care and support for people over the age of 55 (terms apply) in shared ownership apartments. There are 46 two-bedroom apartments.

## KEY FEATURES

Key features Each apartment has a private doorbell and post box Juliet balcony to the living room and also to bedroom one Storage cupboards located in the hall Secured by Design safety features Care staff is on site 24/7 for emergencies. Lift and wheelchair access throughout Beautiful communal grounds House Manager Guest suite for friends and family

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 Maple

Apartments for shared ownership: 43, 72

Size of internal cupboard space 1: 1.50m<sup>2</sup> (1100mm x 1345mm)

Size of internal cupboard space 2: 0.64m<sup>2</sup> (1040mm x 618mm)

Juliet Balconies to apartments: 43, 72



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Living /Kitchen	6020mm x 4620mm	19'9" x 15'2"
Bedroom 1	4651mm x 3341mm	11'0" x 13'2"
Bedroom 2	3700mm x 2310mm	12'12" x 7'7"
Shower Room	2600mm x 2235mm	8'6" x 7'4"

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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



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 informati





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Verified reviews from homeowners