



The Cedar, Castlestead View, Kendal



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Kendal

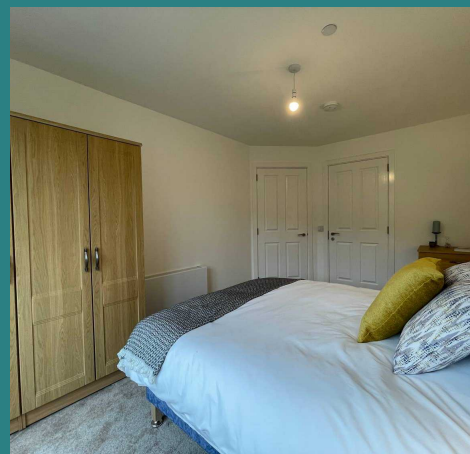
The Cedar is offered at £183,750 being 75% of market price.

This is an exciting opportunity to purchase a south facing apartment with a Juliet balcony in an exclusive development offering on-site facilities and being 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 CEDAR

NEWLY COMPLETED AND READY FOR OCCUPATION, CLOSE TO TRANSPORT LINKS AND AMENITIES. This is an exciting opportunity to purchase a ground floor apartment with Juliet balcony 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, future proof into retirement. The scheme is made up of 24 outright purchase bungalows and 46 shared ownership apartments near Natland. There are also 34 social rent 1 & 2 bed apartments (wait list in place). Offering on-site facilities and being close to Kendal with its amenities. Oxenholme train station is approximately one mile away. Surrounded by beautiful views and close to transport links and amenities, Castlestead View is ideal for those reaching retirement age, looking to downsize and possible future proofing.

ACCOMMODATION

SHARED OWNERSHIP with Housing21, and the price shown is a 75% share of the full market value of £245,000 without additional rent payable. Shares can be purchased at 25%, and some rent will apply up to a 75% share. The Cedar is a stunning and thoughtfully designed two-bedroom ground-floor apartment with a Juliet balcony from the lounge diner, a contemporary fitted kitchen that includes an electric oven and hob, an extractor hood, spaces for your own washing machine and fridge/freezer, and plenty of cupboards. A partly tiled wet room completes the design of this lovely property. This ready-to-move-in apartment comes fully carpeted in a neutral colour with vinyl in the kitchen area, gas central heating, and uPVC double glazing. There is a storage cupboard in the hall, and 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 FACILITIES

On-site Bistro Hairdresser Laundry Room Activity Room
Buggy Store Bathing Suite Non-allocated parking

ADDITIONAL INFORMATION

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.

Mandatory monthly service charges of £263.76 apply

Annual Service charge amount: £3,165.12 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 packages by arrangement

Guest room: £30.00 per night On-site House Manager and
Care staff

Apartment viewings are by appointment. 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 for shared ownership.

The Cedar

Apartments for rent: 8, 9, 10, 11, 15, 16, 38, 39, 40, 60, 61, 62, 63

Apartments for shared ownership: 3, 18, 21, 23, 26, 31, 32, 33, 34, 41, 42, 45, 48, 51, 52, 55, 67, 68, 69, 70, 71, 74, 77, 80

Size of internal cupboard space: 2.06m² (944mm x 2168mm)

Patios to apartments: 3, 8, 9, 10, 11, 18, 21

Juliet Balconies to apartments: 23, 26, 31, 32, 33, 34, 38, 39, 40, 41, 42, 45, 48, 51, 52, 55, 60, 61, 62, 63, 67, 68, 69, 70, 71, 74, 77, 80

Windows only to apartments: 15, 16



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

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



KEY FEATURES

Each apartment has a private doorbell and letter box

Secured by Design safety features

The care staff is on site 24/7.

Lifts 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.

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.



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