



## Castlestead View, Oxenholme

- New Build Two Bed Bungalow
- Light Spacious Rooms
- Parking for Two Vehicles on the Driveway
- Residential Lounge, Bistro, Hairdressers, and Much More..
- Gas Central Heating
- Retirement Complex for the Over 65 (55\*)
- Secure Rear Garden
- Access to Extra Care Services On-Site
- Double Glazed
- Council Tax Band C

**£285,000**

**Tenure: Leasehold**

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# Castlestead View, Oxenholme

## DESCRIPTION

\*\*\*LAST ONE REMAINING\*\*\*

Castle View is a development of newly built properties comprising of a block of purpose built apartments and 24 bungalows in the peaceful village of Oxenholme. Living in Castlestead View is a way of extending independent living for owners over the age of 65\*, with the Extra Care scheme providing access to welcoming communal areas and optional on-site care.

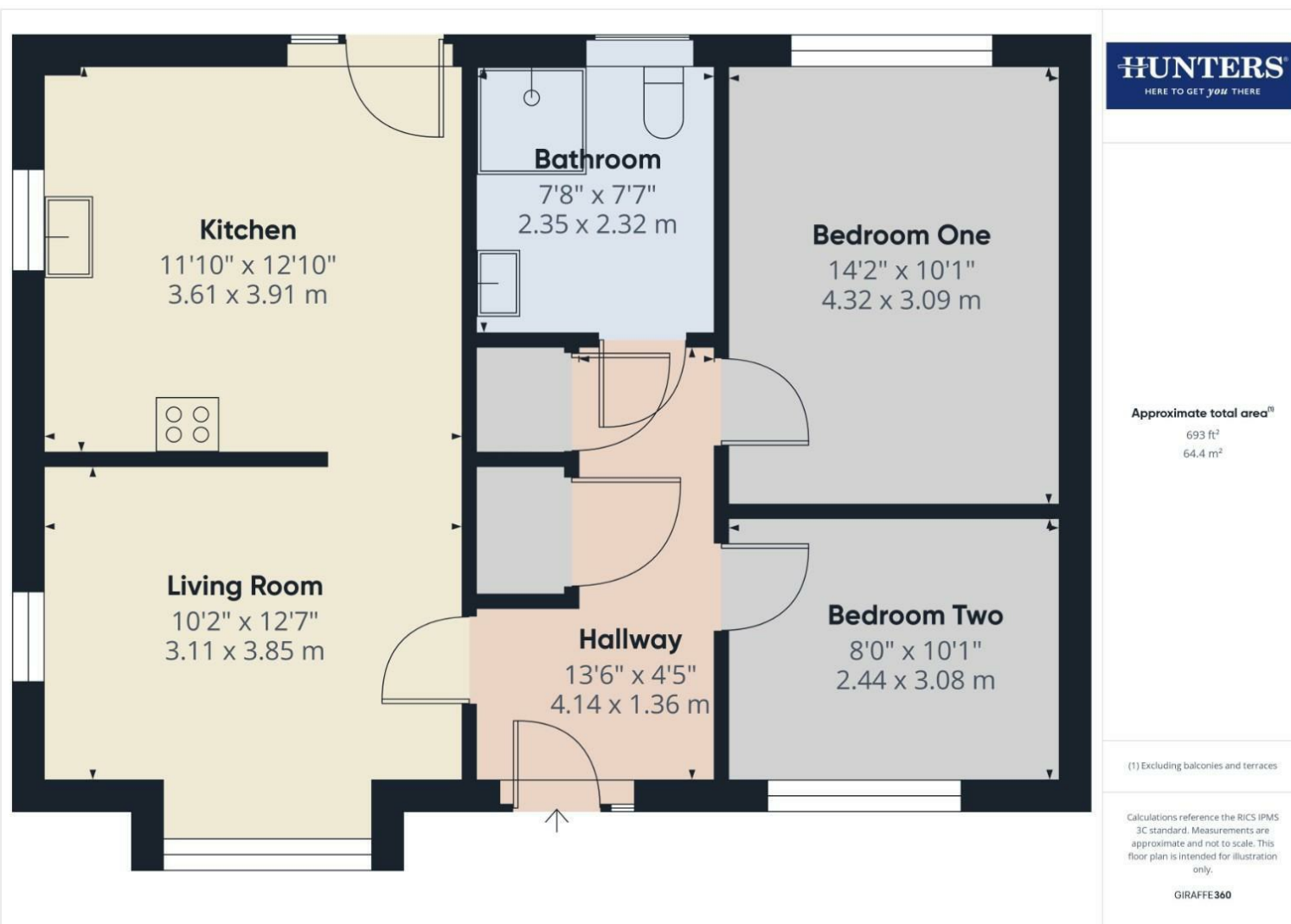
This two bedroom bungalow is light and spacious, the accommodation comprises of entrance hall, living room, kitchen, bathroom and the two bedrooms whilst outside you will find a rear garden and out to the front a block paved drive for parking two vehicles. For a closer look take the online virtual tour.

Designed to provide fully accessible facilities for both residents and visitors, with on site amenities including a café/bistro and hair salon for use by the community. There is also a residents' lounge, activity room, guest suite and communal gardens for residents and their guests to enjoy. As well as support from a specialist team, the scheme is managed by a dedicated onsite Registered Manager. The development is based in the charming village of Oxenholme in Cumbria, which is only 1.5 miles from the Lake District National Park.

Living in Castlestead View is a way of extending independent living for owners over the age of 55\*, with the Extra Care scheme providing access to welcoming communal areas and optional on-site care.

The Service charge is £197.32 monthly, Core Support Charge is £152.53 monthly and Support Charge is £14.83 monthly.





Council Tax: C

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>			(92 plus) <b>A</b>	
(81-91) <b>B</b>			(81-91) <b>B</b>	
(69-80) <b>C</b>			(69-80) <b>C</b>	
(55-68) <b>D</b>			(55-68) <b>D</b>	
(39-54) <b>E</b>			(39-54) <b>E</b>	
(21-38) <b>F</b>			(21-38) <b>F</b>	
(1-20) <b>G</b>			(1-20) <b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

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