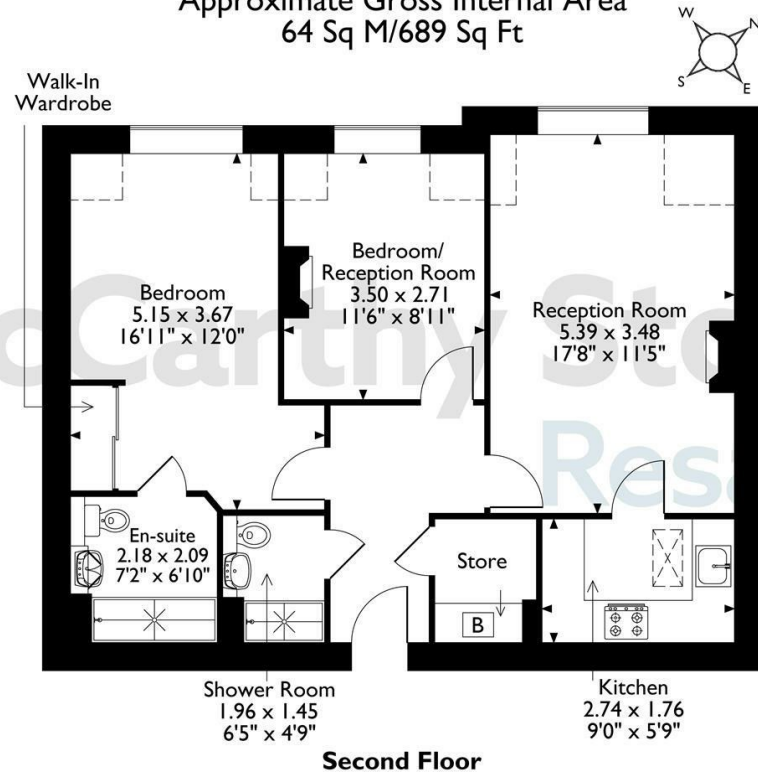


33 Waverley Court, Waverley Gardens, Carlisle
Approximate Gross Internal Area
64 Sq M/689 Sq Ft



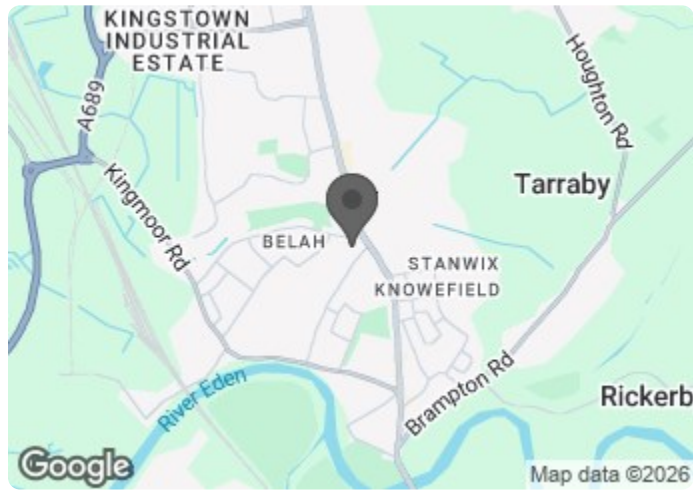
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8665946/DST.

33 Waverley Court

Waverley Gardens, Carlisle, CA3 9JN



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Asking price £195,000 Leasehold

A well presented TWO BEDROOM, TWO BATHROOM apartment located on the SECOND FLOOR of a McCARTHY STONE Retirement Living development CLOSE TO AMENITIES

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Waverley Gardens, Carlisle

2 bed | £195,000

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Summary

Waverley Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 42 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in. There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the laundry, lounge and other communal areas. It is a condition of purchase that all residents must meet the age requirements of 60 years.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

Lounge

Feature fire with fitted electric fire. TV and telephone points. Ceiling light. Fitted carpets, raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

Kitchen with skylight

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom One

Benefiting from a mirrored fitted wardrobe. Ceiling lights, TV and phone point.

En-suite Bathroom

Fully tiled and fitted with suite comprising of walk in shower. WC, vanity unit with sink and mirror above. Emergency pull cord.

Bedroom Two

Spacious second bedroom. Ceiling light, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

Service Charge

- House manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service charge: £4,228.05 (352.34 per month) for financial year ending 30/09/2026

Car Parking (Permit Scheme)subject to availability

Parking is by allocated space, please check with the House Manager on site for availability.. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis.

Local Area

Waverley Court is located in the suburb of Stanwix, Carlisle and is close to Morrison Supermarket. Steeped in history, Carlisle dates back to before the Roman times; there are a wealth of attractions and leisure facilities in and around the city including, the bustling city centre which is mainly pedestrianised; offers a range of shops from high street brands to local retailers as well as a selection of restaurants and cafes. Carlisle is surrounded by some of the country's most stunning landscape. There are good transport links with a regular bus service operating in and around Carlisle as well as railway station providing direct links to Manchester, Glasgow, and London.

Lease information

125 years from Jan 2015

Ground rent: £495

Ground rent review: Jan 2030

Additional Information & Services

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

