



Kendal

£170,000

51 Wainwright Court, Webb View, Kendal, LA9 4TE

Welcome to Apartment 51 Wainwright Court, a beautifully presented one-bedroom retirement apartment within this highly regarded assisted living development by McCarthy & Stone, designed exclusively for the over 70s. Purpose-built to make day-to-day living easier, safer and more enjoyable, Wainwright Court offers the perfect balance of independence, security and community.

The development comprises 68 thoughtfully designed one and two-bedroom apartments, all created with comfort, practicality and peace of mind at the forefront. Residents enjoy an exceptional range of communal facilities, including a welcoming residents' lounge where complimentary tea, coffee and refreshments are available throughout the day – an ideal space to relax or catch up with friends and neighbours. An on-site restaurant serves pre-booked lunches and evening meals for both residents and their guests, while a private function room is available to hire for family celebrations and special occasions.

Quick Overview

- Second-floor apartment with lift
- Private south-facing balcony
- Views over the view garden
- Modern fitted kitchen
- Spacious living area
- Large bedroom
- Contemporary wet room
- 24-hour on-site support
- Restaurant and residents lounge
- Ultrafast Broadband Speed*



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Ultrafast



Parking can be
available on
request

Property Reference: K7339



Entrance Hall



Living Room



Kitchen



Bedroom

Further benefits include beautifully maintained communal gardens, a communal laundry room and a varied programme of social activities and events throughout the year, including seasonal celebrations such as Christmas Day gatherings. For complete reassurance, trained staff are available on-site 24 hours a day, providing support should it ever be required, allowing residents to enjoy an independent lifestyle with confidence.

Apartment 51 is situated on the second floor and is easily accessed via both lift and staircase. The apartment has been well maintained and is ready for its next owner to move straight in and enjoy.

A welcoming entrance hall provides access to all rooms and includes a particularly useful walk-in storage cupboard, which houses the hot water cylinder and offers excellent additional storage.

The bright and spacious living/dining room is flooded with natural light and features an attractive electric fireplace, creating a cosy focal point. Glazed patio doors open onto a private south-facing balcony, extending the living space and providing a wonderful place to sit and enjoy the peaceful surroundings.

Leading from the living room is the modern fitted kitchen, which enjoys pleasant views over the communal gardens. Fitted with a range of contemporary wall and base units, the kitchen incorporates an inset sink with drainer, coordinating tiled walls and flooring, and integrated appliances including a Hotpoint four-ring electric hob with stainless steel extractor hood, Hotpoint electric oven, fridge and freezer.

The generous double bedroom overlooks the gardens and benefits from a built-in wardrobe with shelving and hanging rails, providing excellent storage.

The contemporary wet room is fitted with a level-access shower, WC and vanity unit with wash hand basin. It is finished with fully tiled walls, an anti-slip floor, heated towel rail, illuminated mirror with shaver point, extractor fan and emergency pull cord.

One of the apartment's standout features is the private south-facing balcony, which enjoys delightful views across the beautifully landscaped communal gardens. Bordered by mature hedging and established trees, the gardens provide an excellent degree of privacy and a tranquil setting, with attractive views towards surrounding greenery. Local wildlife, including visiting rabbits, can often be seen enjoying the peaceful environment.

Combining high-quality accommodation with outstanding communal facilities, 24-hour on-site support and a genuine sense of community, Apartment 51 presents a wonderful opportunity to enjoy independent retirement living in one of Kendal's most sought-after later-living developments.

Accommodation with approximate dimensions

Entrance Hall

Living/dining Room

10' 9" x 18' 9" (3.28m x 5.74m)

Kitchen

7' 10" x 9' 5" (2.40m x 2.88m)

Bedroom

10' 07" 2" x 17' 8" (3.07m x 5.39m)

Wet Room

Parking: Parking is available in allocated spaces, subject to availability. The annual fee is £250 per space. Permits are issued on a first-come, first-served basis. Please contact the Estate Manager to check current availability. Plus visitor parking.

Property Information:

Tenure: Leasehold - Held of a balance of 125 years from 2015.

The annual service charge for this property is £9,792.73 for 2026.

Ground Rent: £435 per annum

Service: Mains electricity, mains water and mains drainage

Council Tax: Westmorland and Furness Council Tax - Band B

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///pickup.chugging.closets](https://www.what3words.com/pickup/chugging/closets)

From our Kendal office proceed along the A5284 Windermere Road turning right at the traffic lights onto Burneside Road and take the second right turn in to Webb View to find the Wainwright Court development ahead.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom



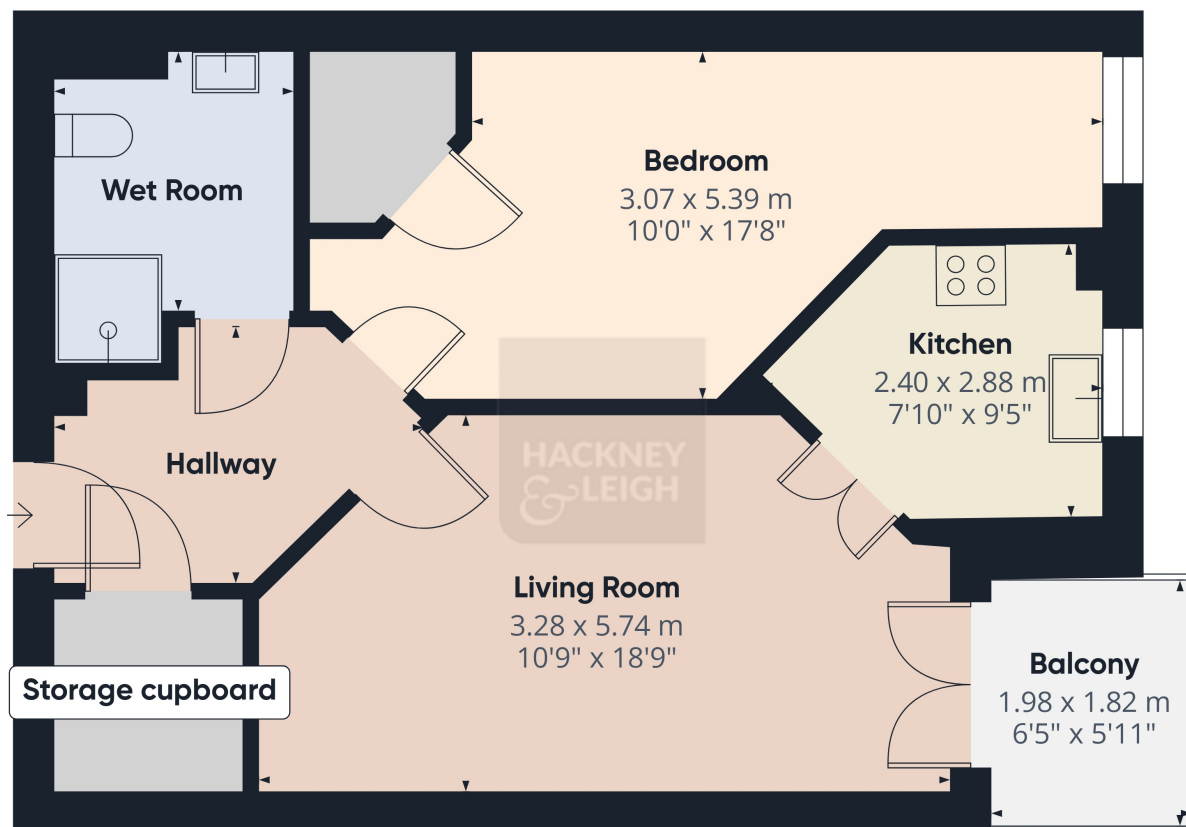
Wet Room



Balcony



Communal Gardens



Approximate total area⁽¹⁾

52.3 m²

562 ft²

Balconies and terraces

3.6 m²

39 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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A thought from the owners...

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