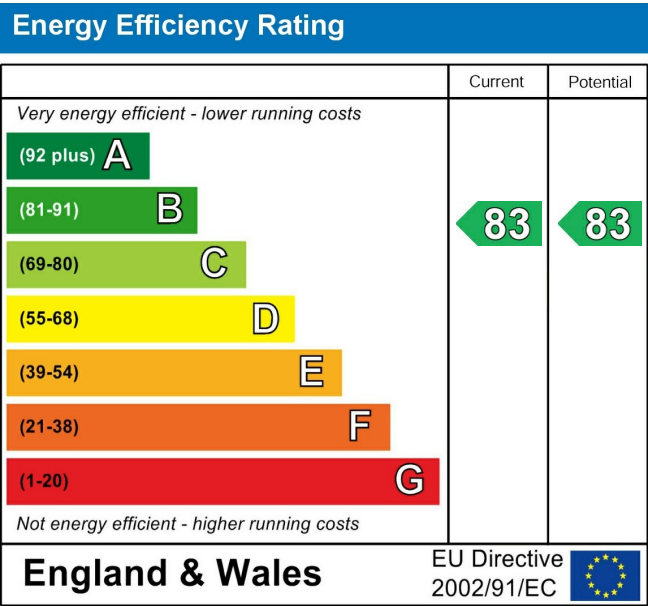
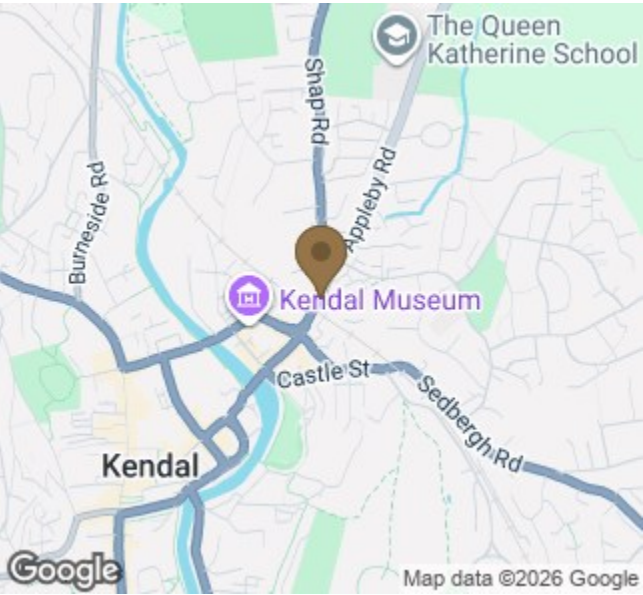
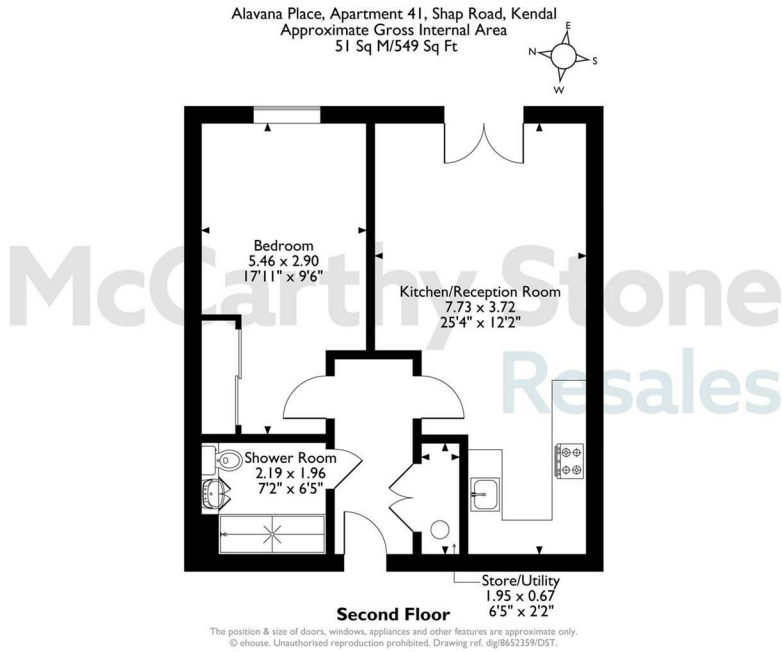




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Registered in England and Wales No. 10716544



41 Alavana Place

Shap Road, Kendal, LA9 6FU

 1  1 **Council Tax Band: B**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 41 Alavana Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £195,000
Leasehold

 0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious Second-Floor Retirement Apartment
- Desirable East-Facing Position
- Bright and Airy Dual-Aspect Lounge
- French Doors to Juliet Balcony
- Contemporary High-Gloss Fitted Kitchen
- Integrated Appliances and Electric Oven
- Generous Double Bedroom with Wardrobe
- Full-Height Double-Glazed Bedroom Windows
- Modern Walk-In Shower Room
- Stylish, Low-Maintenance Retirement Living

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

41 Alavana Place, Kendal

 1 |  1 | Asking price £195,000

Development Overview

Alavana Place is an attractive Retirement Living development exclusively for the over 60s, ideally situated in the historic market town of Kendal, on the doorstep of the spectacular Lake District National Park.

Beautifully designed using locally sourced limestone, the development complements Kendal's traditional character and enjoys stunning views across Kendal Cricket Ground and the Cumbrian Fells.

Residents benefit from a peaceful setting while remaining within easy walking distance of Kendal railway station, local shops, restaurants and everyday amenities. With the breathtaking Lake District nearby, Alavana Place offers the perfect balance of independent retirement living, convenience and countryside charm.

Selected properties are available through a Shared Ownership scheme in partnership with Homes England, with Part Exchange options also available, subject to eligibility and terms.

Apartment Overview

Beautifully appointed and flooded with natural light, this spacious one-bedroom apartment offers stylish, contemporary living with the added benefit of a dual-aspect lounge and Juliet balcony. Thoughtfully designed for comfort and convenience, the property combines generous living spaces with high-quality finishes throughout.

The welcoming entrance hallway features attractive oak-veneered doors and useful storage cupboards, leading through to a generous dual-aspect living room. Double-glazed French doors open onto a Juliet balcony, flooding the space with natural light and creating a bright, airy atmosphere.

The stylish fitted kitchen boasts contemporary high-gloss units, a waist-height electric oven, ceramic hob, extractor hood, black composite sink and integrated fridge/freezer.

The spacious double bedroom benefits from full-height double-glazed windows and a fitted wardrobe offering excellent storage.



Completing the accommodation is a modern shower room featuring a walk-in shower, vanity unit, heated towel rail and emergency pull cord.

Combining stylish interiors with practical features, this attractive apartment is ideally suited to comfortable, low-maintenance retirement living.

Social Lifestyle

The Communal Lounge is at the heart of the community at Alavana Place and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Alavana Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Service Charge

- What your service charge pays for:
- House Manager who ensures the development runs smoothly
 - All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
 - 24hr emergency call system
 - Monitored fire alarms and door camera entry security systems
 - Maintaining lifts
 - Heating and lighting in communal areas
 - Contingency fund including internal and external redecoration of communal areas
 - Buildings insurance, water and sewerage rates

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.



Service Charge: £3,547.85 per annum (up to financial year end 31/08/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information

This is a leasehold property with a term of 999 years from and including 01/06/2023

Additional Services and Information

- Super Fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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 that can assist with service charges or living costs.
- 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.

