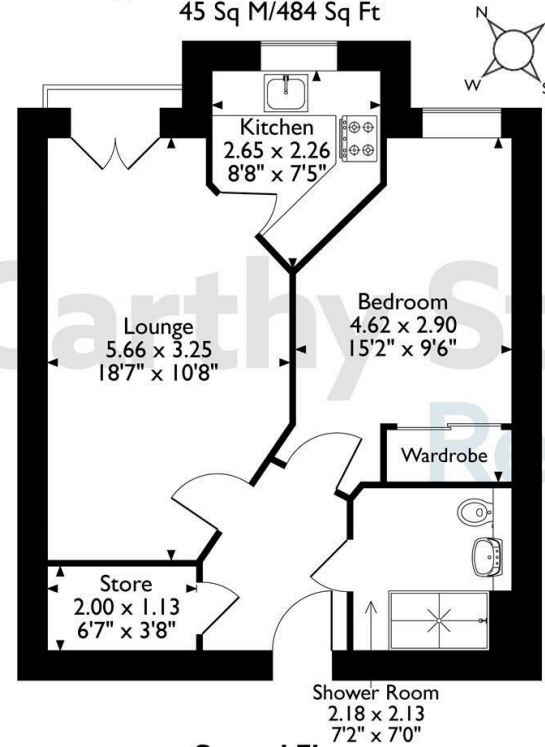


38 Waverley Court, Waverley Gardens, Carlisle
Approximate Gross Internal Area
45 Sq M/484 Sq Ft

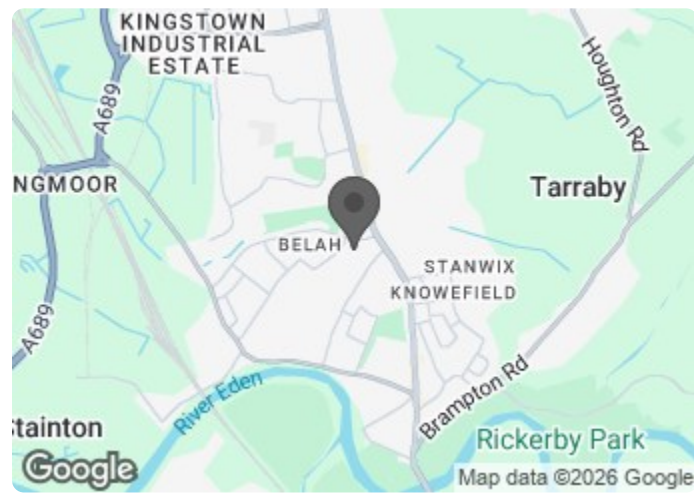


38 Waverley Court

Waverley Gardens, Carlisle, CA3 9JN



Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(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 £169,950 Leasehold

A beautifully presented one bedroom apartment with a JULIET BALCONY located on the SECOND FLOOR in a McCarthy & Stone retirement living development located within 100 YARDS OF A BUS STOP and approx. 300yards of a Supermarket.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Waverley Court, Waverley Gardens, Carlisle

1 Bed | £169,950

Summary

Waverley Court was purpose built by McCarthy & Stone 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. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

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 is a wealth of attractions and leisure facilities in and around the city including the bustling city centre which is mainly pedestrianised and 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.

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. New electric radiators run throughout the apartment. Doors lead to the lounge, bedroom and bathroom.

Lounge

Spacious lounge benefiting from a Juliet balcony overlooking communal gardens. The room provides space for both lounge and dining. TV and telephone points, Sky/Sky+ connection point and raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Newly fitted kitchen with a range of modern white matte low and eye level units and drawers with a roll top work surface. The window with blind sits above the stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer, washer dryer and dishwasher.

Bedroom

Double bedroom garden facing outlook and the benefit of a built in wardrobe with mirror fronted sliding doors. TV & phone point and raised height power points.

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, to find out more about service charges please contact your Property Consultant or House Manager.

The Service charge is £2,818.70 for the financial year ending 30th Sept 2026.

Car Parking Permit Scheme- subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information

Leasehold Information: 125 years from 2015

Ground rent: £425 per annum

Managed by: McCarthy Stone Management services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Moving Made Easy & Additional Information

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.
 - 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Full Fibre Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

