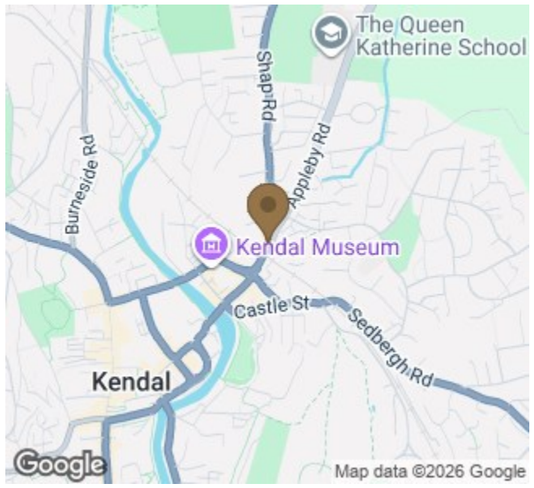
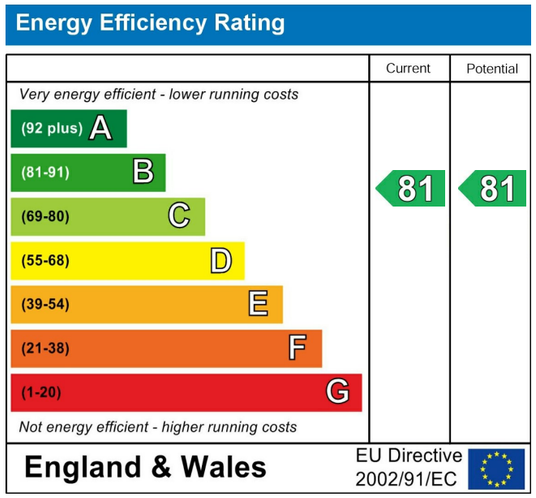
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







32 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 32 Alavana Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

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

Why you'll love living here:

- First-floor retirement apartment
- Exclusively for over-60s
- South-west facing walkout balcony
- Bright dual-aspect living room
- Stylish high-gloss fitted kitchen
- Integrated kitchen appliances included
- Spacious double bedroom
- Fitted wardrobe with storage
- Contemporary walk-in shower room
- No onward chain

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

32 Alavana Place, Kendal

1 | 1 | Asking price £150,000

Development Overview
Alavana Place is an attractive Retirement Living development in Kendal, designed exclusively for those aged 60 and over.

Thoughtfully designed to complement the character of the local area, the development features limestone sourced from the renowned Burlington Quarry in the Lake District. Residents can enjoy impressive views across Kendal Cricket Ground towards the Cumbrian Fells, creating a peaceful setting with the countryside close at hand.

The development is also ideally placed for everyday convenience, with Kendal railway station, local shops, cafés and a wide range of amenities all within easy reach.

Set on the edge of the Lake District National Park, a UNESCO World Heritage Site, Kendal offers an appealing combination of spectacular scenery, historic charm and modern facilities. Famous for its mint cake and vibrant market-town atmosphere, it provides an excellent base from which to enjoy everything the Lake District has to offer.

Apartment Overview
A bright and spacious apartment featuring an impressive dual-aspect living room and private walkout balcony.

The generous living room is filled with natural light and benefits from double-glazed French doors opening directly onto the balcony, creating a lovely extension of the living space and an ideal place to sit out and enjoy some fresh air.

The modern kitchen is finished with sleek high-gloss units and a black composite sink, with integrated fridge/freezer, ceramic hob, extractor hood and a conveniently positioned waist-height electric oven.

The spacious double bedroom features full-height double-glazed windows and a fitted wardrobe providing excellent hanging and shelving space.

A welcoming entrance hallway includes a useful meter cupboard and separate utility cupboard, with oak-veneered internal doors adding a quality finish throughout.

The contemporary shower room offers a walk-in easy-access shower with glazed screen, vanity wash basin with storage beneath, mirror and shaver point. Further features include a heated ladder radiator, emergency pull cord, ceiling spotlights, extensively tiled walls and a fully tiled floor.

Lifestyle Services
Lifestyle Services at our Alavana Place are designed to make everyday life easier, giving you more time to enjoy your retirement. From help with household tasks such as cleaning, laundry and shopping, to support with collecting prescriptions and other day-to-day errands, services can be tailored to your needs. Delivered by friendly on-site teams, Lifestyle Services provide added convenience, reassurance and flexibility, helping you maintain your independence while enjoying the lifestyle you want.

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.

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.

Annual Service Charge: £3,547.85 for financial year ending 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.

• 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.













