



# Kendal

**£180,000**

52 Wainwright Court, Webb View, Kendal, Cumbria , LA9 4TE

Nestled within the highly regarded Wainwright Court development, this beautifully presented second-floor apartment offers far more than simply a home; it provides the opportunity to become part of a thriving and supportive community designed exclusively for the over 70s. Ideally situated on the northern edge of Kendal, Wainwright Court enjoys a peaceful setting whilst remaining conveniently close to the many amenities of the town centre. Residents can enjoy easy access to Kendal's shops, cafés, restaurants, healthcare facilities and transport links, whilst nearby Carus Green Golf Club offers an excellent opportunity for leisure and social activities. The development itself occupies an enviable position overlooking the River Kent to the rear, creating a tranquil environment where residents can relax and enjoy the surrounding natural beauty.

## Quick Overview

- Second floor apartment with lift
- Exclusive development for the over 70's
- Private south facing balcony
- Well equipped fitted kitchen
- Spacious double bedroom
- Extensive communal gardens
- On site restaurant and facilities
- Trained staff on-site 24/7
- Allocated parking
- Ultrafast broadband available



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Ultrafast  
Broadband



Allocated Parking

Property Reference: K7309



Entrance Hall



Living Room



Kitchen



Bedroom

Built by McCarthy Stone, Wainwright Court has been thoughtfully designed to provide independent living with reassurance and support available whenever required. Residents benefit from a welcoming communal lounge where complimentary tea, coffee and refreshments are available throughout the day, creating the perfect setting to socialise with neighbours and friends. An on-site restaurant for residents and guests, provides pre-booked lunches and meals in a more formal setting, whilst a private function room can be hired for special occasions and family gatherings. Additional facilities include a communal laundry room, beautifully maintained communal gardens and a programme of social events throughout the year, including seasonal celebrations such as Christmas Day gatherings.

For complete peace of mind, trained staff are available on-site 24 hours a day, ensuring assistance can be provided quickly in the event of an emergency. Residents and their families can enjoy the reassurance that support is always close at hand whilst maintaining an independent lifestyle.

Apartment 52 is positioned on the second floor and is accessible via both lift and staircase. Upon entering, a welcoming entrance hall provides access to a particularly useful and spacious storage cupboard. The apartment opens into a bright and airy open-plan living and dining room, flooded with natural light through glazed patio doors leading onto a private balcony. The property features from electric underfloor heating throughout.

The south-facing balcony enjoys delightful views over the communal gardens, which are bordered by mature hedging and established trees, creating a wonderful sense of privacy. Beyond the gardens are attractive views towards surrounding greenery, whilst local wildlife, including visiting rabbits, can often be spotted enjoying the peaceful surroundings.

Within the living area, a feature electric fireplace provides a cosy focal point, whilst there is ample space for comfortable seating and a dining table, creating a comfortable and welcoming space to relax and enjoy everyday life.

Double doors lead to the well-equipped Kitchen with an inset sink and drainer, Hotpoint oven and grill, four-ring electric hob, extractor fan, a range of wall and base units, and an integrated fridge freezer. A south-facing aspect provides attractive views towards the communal gardens.

The spacious double bedroom enjoys the same southerly aspect and benefits from a walk-in wardrobe, providing excellent storage whilst maximising the available floor space. There is ample room for a double bed and additional bedroom furniture, making it a comfortable and practical retreat.

The wet room has been thoughtfully designed for both comfort and practicality, featuring fully tiled walls, a walk-in shower area, W.C. and vanity wash hand basin with useful storage below. Additional features include a heated towel radiator, and lowered units for ease of use, creating a stylish and accessible space well suited to modern retirement living.

The apartment also benefits from the development's modern air filtration and ventilation system, with extraction points serving both

the kitchen and bathroom, helping to maintain a comfortable living environment throughout the year.

Combining quality accommodation, exceptional communal facilities and a genuine sense of community, Apartment 52 offers a rare opportunity to enjoy independent retirement living in one of Kendal's most desirable later-living developments.

#### Accommodation with approximate dimensions

#### Entrance Hall

Storage Cupboard 6' 7" x 5' 6" (2.01m x 1.68m)

Open plan living / dining area: 19' 0" x 10' 5" (5.8m x 3.18m)

Kitchen: 5' 10" x 7' 9" (1.79m x 2.37m)

#### Wet Room:

Bedroom: 17' 8" x 8' 2" (5.4m x 2.49m)

#### Property Information

Parking: Allocated parking

Tenure: Leasehold – held on a balance of 125 years from 1 January 2015

Services: 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.

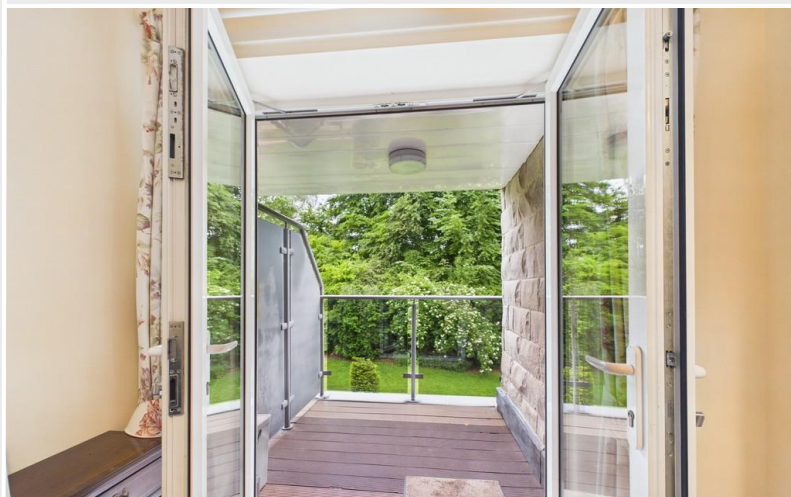
#### What3Words & Directions: [///short.flexibly.gear](http://short.flexibly.gear)

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.

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Wetroom



Balcony



Rear Gardens



Front External

Approx. 58.8 sq. metres (633.4 sq. feet)  
(excluding Balcony)



**Total area: approx. 58.8 sq. metres (633.4 sq. feet)**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:  
Plan produced using PlanUp.

## **52 Wainwright Court, Webb View, Kendal**

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