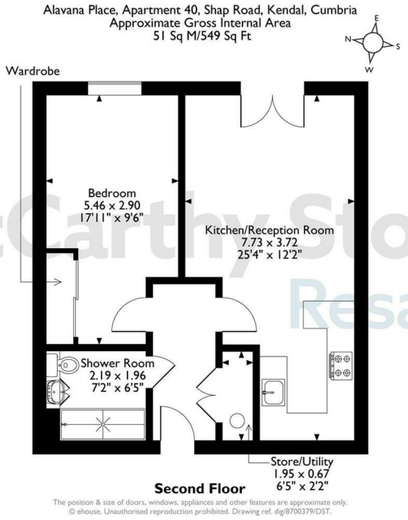
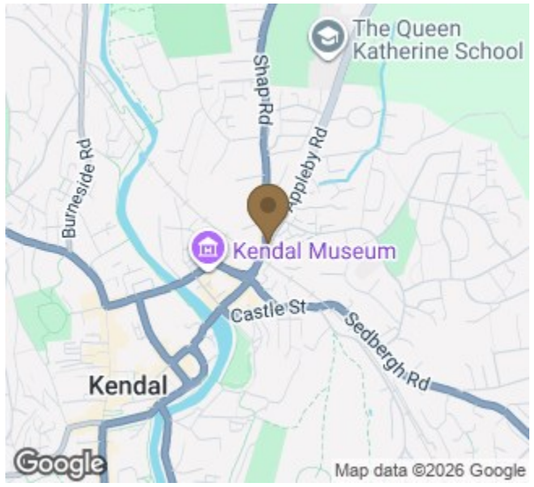
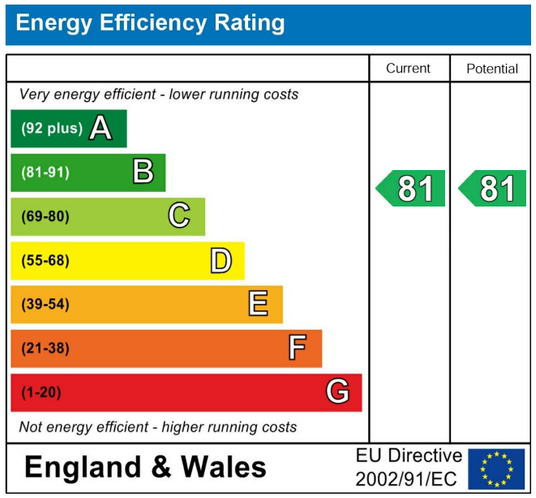
Excellent

Trustpilot

McCarthy & Stone
Resales.







This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







40 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 40 Alavana Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £225,000
Leasehold

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

Why you'll love living here:

- One bedroom second floor apartment
- Nicely decorated and well-presented apartment
- Ready to move into no onward chain
- Communal Lounge & Guest Suite
- Energy efficient
- House Manager
- Landscape gardens
- Juliet balcony
- Lift to all floors
- Part-exchange option available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

40 Alavana Place, Kendal

1 | 1 | Asking price £225,000

Development Overview

Alavana Place is an attractive Retirement Living development in Kendal, exclusively for the over 60s, offering a relaxed lifestyle in a beautiful Cumbrian setting.

Built using local Burlington limestone, the development enjoys impressive views across Kendal Cricket Ground towards the surrounding Cumbrian Fells. Its convenient location also places Kendal train station, local shops and everyday amenities within easy walking distance.

Kendal itself is a thriving historic market town on the edge of the Lake District National Park, combining spectacular countryside and outdoor pursuits with a wide range of shops, cafés, restaurants and useful local services.

Apartment Overview

This well-presented apartment offers a spacious and practical layout, with a welcoming hallway featuring a meter/utility cupboard, illuminated light switches, painted white internal doors and a quality oak-veneered entrance door.

The generous east-facing living room is bright and airy, with double-glazed French doors opening onto a Juliet balcony, allowing plenty of natural light and fresh air throughout the day.

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

The spacious double bedroom benefits from full-height double-glazed windows and a fitted wardrobe providing excellent hanging and shelf space.

The shower room is designed with ease of use in mind and features a walk-in easy-access shower with glazed screen, vanity wash basin with storage below, work surface, mirror and shaver point, heated ladder radiator, emergency pull cord, ceiling spotlights, extensively tiled walls and a fully tiled floor.

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.

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.

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.

Additional Services and Information

- Superfast broadband available
- Mains water, electricity and drainage
- Electric room heating
- Curtains and light fittings included, if required

Service Charge (RL)

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 the financial year ending 01/09/2027.

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

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.













