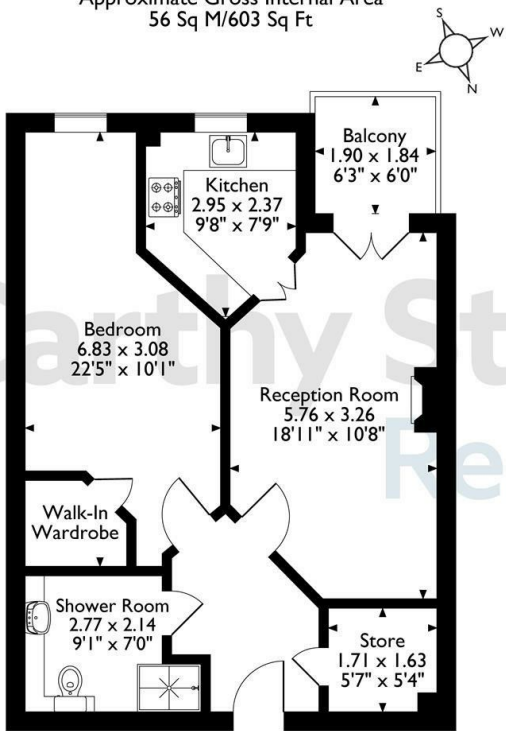


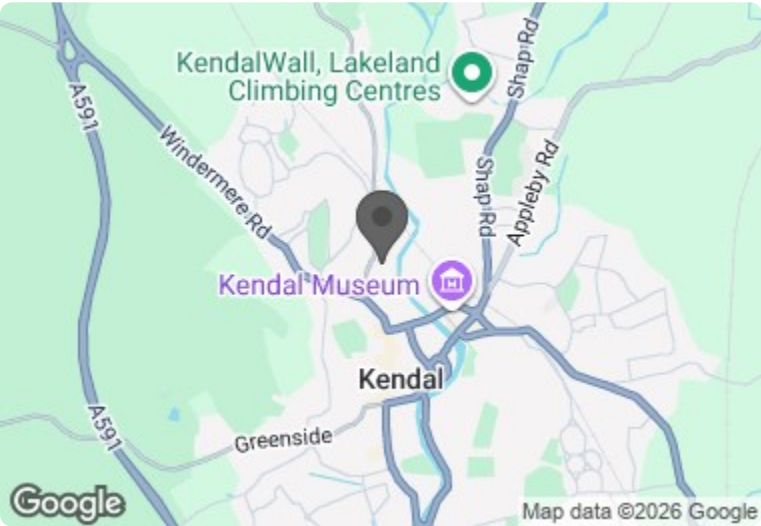
Wainwright Court, Apartment 51, Webb View, Kendal
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



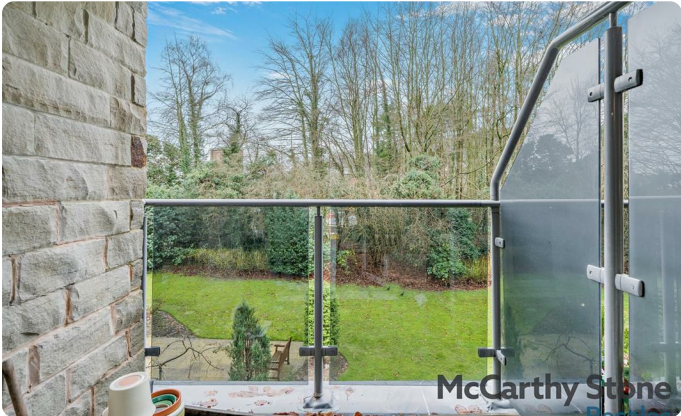
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

51 Wainwright Court

Webb View, Kendal, LA9 4TE



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PRICE REDUCTION

Asking price £175,000 Leasehold

An immaculate one-bedroom, second-floor apartment with a walk-out balcony enjoying river views, located in a highly desirable McCarthy & Stone Retirement Living Plus development for the over-70s.

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Wainwright Court, Webb View, Kendal,

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.

Wainwright Court

Wainwright Court is a purpose-built assisted living development by McCarthy & Stone, designed specifically to make day-to-day living easier and more enjoyable. The development comprises 68 thoughtfully designed one- and two-bedroom retirement apartments, each created with comfort, safety, and practicality in mind.

Alongside the privacy of your own apartment, homeowners can enjoy a vibrant and welcoming social environment. The homeowners' lounge provides a relaxed space to meet friends, pop in for a chat, or take part in the wide range of activities organised by fellow homeowners and the Estate Management team. The lounge is also ideal for entertaining, with a function room available to book for family gatherings, celebrations, or special occasions.

A real highlight of Wainwright Court is the on-site table-service restaurant, open daily and serving freshly prepared, nutritious lunches at very reasonable prices. Homeowners are welcome to invite friends and family to join them, and special dietary requirements can be catered for.

Additional features include beautifully maintained landscaped



gardens and a guest suite for visiting friends or relatives (available at an additional charge). For complete peace of mind, there is an on-site Estate Manager and a 24-hour emergency call system, with call points in all rooms and a personal pendant alarm.

Local Area

Wainwright Court is ideally located in Kendal, a historic market town on the edge of the stunning English Lake District. Kendal offers a charming mix of independent shops and high street names, centred around Highgate, Stricklandgate, Finkle Street and Market Place.

The town is well connected, with regular bus services and a railway station linking to Windermere, while nearby Oxenholme provides direct mainline services to many of the UK's major cities.

Entrance Hall

The front door, complete with spy hole and letterbox, opens into a welcoming entrance hall. The hall features illuminated light switches, a smoke detector, an apartment security entry system with intercom, and an emergency pull cord. A door leads to a useful walk-in storage/airing cupboard, with further doors providing access to the lounge, bedroom, and shower room.

Lounge

A spacious, south-facing lounge enjoying French doors opening onto a covered walk-out balcony, with space for a table and chairs and pleasant views over the development's side garden. The room offers ample space for both seating and dining, centred around an attractive feature electric fire with stone-effect surround. Additional features include TV and telephone points, two ceiling lights, fitted carpets and raised power sockets. Partially glazed doors lead through to the separate kitchen.

Kitchen

The kitchen is fully fitted with a modern range of wood-effect wall and base units and drawers, complemented by a granite-effect roll-top work surface. A stainless steel sink with drainer and monobloc tap sits beneath an electronically operated uPVC double-glazed window overlooking the communal gardens. Integrated appliances include a four-ring electric hob with



1 Bed | £175,000

stainless steel extractor hood, a raised-level Hotpoint electric fan-assisted oven, plus an integrated fridge and separate freezer. Further features include tiled flooring and splashbacks, under-counter lighting, and an emergency pull cord.

Bedroom

South facing bedroom with window enjoying views of the side communal gardens, a walk-in wardrobe housing shelving and hanging rails, fitted carpets, raised electric power socket, ceiling lights and TV and telephone points.

Shower Room

Fully tiled shower room with anti-slip flooring and level access to the shower with adjustable showerhead, grab rail and shower curtain. WC, vanity unit with wash basin and mirror with shaving point and light above. Dimplex wall mounted electric heater, heated towel rail and emergency pull cord.

Service Charge

- 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 annual service charge for this property is £9,792.73 for financial year ending 30/09/2026.

One hour of domestic support per week is included in the service charge.

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 Estates Manager.

Car Parking Permit Scheme

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

Lease Information

Lease length: 125 years from 2015
Ground Rent: £435 per annum
Managed by: Your Life Management Services



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