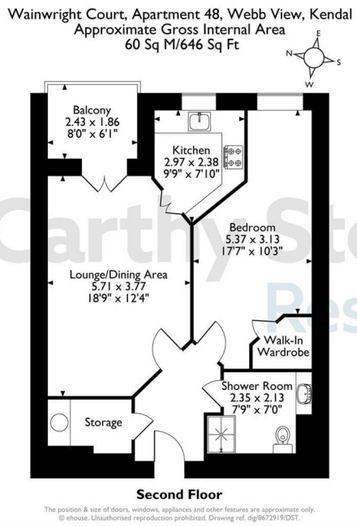
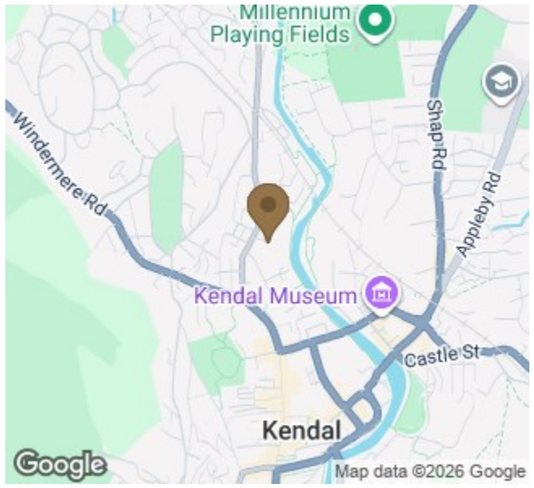
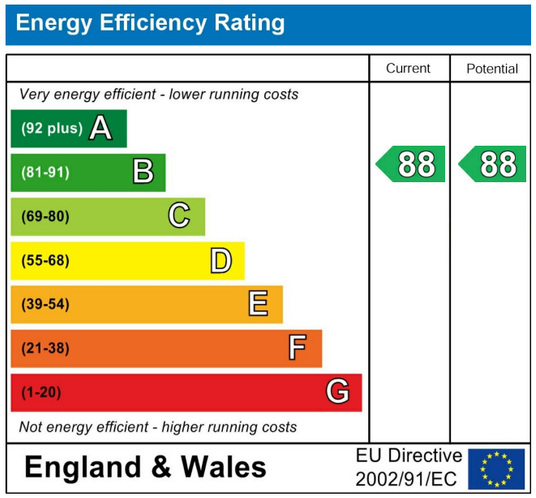
Excellent

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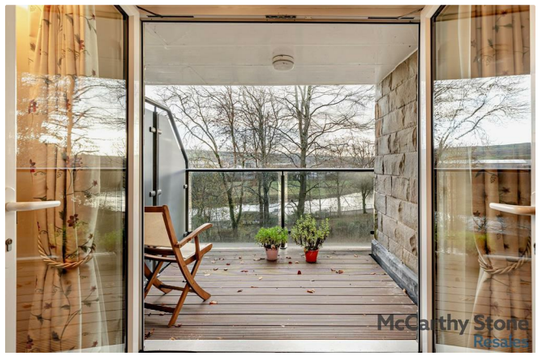


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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







48 Wainwright Court

Webb View, Kendal, LA9 4TE

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 48 Wainwright Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £180,000
Leasehold

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

Why you'll love living here:

- One bedroom balcony apartment
- Views overlooking the River Kent
- 24 hour careline
- On site restaurant
- Guest suite available
- Part exchange considered
- Resident's lounge
- Shops and Amenities within 150 yards of the development
- Bespoke care packages available
- Please call McCarthy and Stone Resales to arrange a viewing

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

48 Wainwright Court, Kendal

1 | 1 | Asking price £180,000

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.

Summary
Wainwright Court, built by McCarthy & Stone, is a purpose-built Assisted Living (Retirement Living Plus) development designed to make day-to-day life easier and more comfortable. The community comprises 60 one and two-bedroom retirement apartments, thoughtfully created with practical features such as beautifully equipped kitchens with eye-level ovens to minimise bending, walk-in showers for ease of use, simple lever taps, and slip-resistant flooring throughout.

In addition to the privacy of your own apartment, homeowners can enjoy a full and active social lifestyle. The welcoming homeowners' lounge offers a lovely setting to relax, meet friends, or join in with the wide variety of activities organised by fellow homeowners and the Estate Management team. It's also an ideal space for hosting friends and family for special occasions.

Open daily, the on-site table-service restaurant provides freshly prepared, nutritious lunches at a very reasonable price, with options available for special dietary requirements. For celebrations, homeowners are welcome to book the function room, where a computer is also available for use.

Wainwright Court further benefits from attractive landscaped gardens and a comfortable guest suite for visiting family and friends (additional charges apply). For total peace of mind, the development has an Estate Manager on site, along with a 24-hour emergency call system accessed via a personal pendant and call points in every room.

Local Area
Wainwright Court is located in Kendal, an old market town situated on the edge of the most beautiful part of the country-the English Lake District. Kendal's unique blend of history, culture and shopping makes it a desirable place to live and the perfect place to enjoy your retirement. The historic town centre offers a mix of traditional shops and high street retail outlets. Highgate and Stricklandgate are the main shopping routes through town. You'll also find the shopping centres and pedestrian-friendly Finkle Street and Market Place. Kendal has excellent transport links with bus services providing routes to many of the surrounding towns and villages. Kendal rail station is on the branch line to Windermere from Oxenholme. Oxenholme is on the west coast mainline which provides connections to many of the country's major cities.

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. Doors lead to the lounge, bedroom and wet room.

Lounge
Spacious lounge with walk out balcony with views overlooking the River Kent towards the rear. Room for dining table. TV, telephone points and two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen
Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC electric operated double glazed window above which overlooks communal gardens. Oven and integral fridge freezer. Tiled splashbacks. Tiled floor.

Bedroom
Double bedroom with window providing view of River Kent, door leading to a walk-in wardrobe housing shelving and hanging rails. Fitted carpets, raised electric power socket, ceiling lights, TV and phone point.

Wet Room
Fully fitted wet room with shower, grab rail and shower curtain. Low flush WC, vanity unit with sink and mirror above, shaver light and point, Dimplex wall mounted electric heater and slip resistant flooring. Heated towel rail.

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 £10,303.63 for financial year ending 30/09/2027.
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-subject to availability
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.

Leasehold
125 years from 1st Jan 2015

Ground Rent
Ground rent: £435 per annum
Ground rent review: 1st Jan 2030













