



8 Wainwright Court, Kendal
Asking Price £180,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk



ACCOMMODATION

Wainwright Court is a desirable retirement development for residents 70+ pleasantly located within level walking distance of the many amenities available both in and around the market town of Kendal. The assisted living development by McCarthy and Stone has a qualified care team on site 24 hours a day.

8 Wainwright Court is a well proportioned ground floor apartment having an excellent fitted kitchen with integrated appliances, a sitting/dining room, double bedroom with walk in wardrobe, modern wet room, entrance hall with walk in store cupboard and a balcony with fine views across the river towards the town and Kendal Castle.

The apartment is wheel chair friendly and has illuminated light switches, 24 hour emergency call system, double glazing and underfloor heating and is wired for satellite TV, telephone and broadband.

The development has a restaurant and coffee lounge, a fully equipped laundry and communal landscaped gardens which include a communal sun terrace. There is also visitors parking on site and spaces can be rented subject to availability.

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

Number 8 was the former show apartment for the development with fabulous views over the river and castle and is positioned adjacent to reception, the restaurant, the residents lounge and refreshment area, the communal terrace, the laundry, the mobility scooter parking store, the visitor toilets. It is very much in the central hub of the building.

The property is offered for sale with no upper chain.

ENTRANCE HALL

7' 7" x 5' 8" (2.32m x 1.73m) both max

Entrance door, generous walk in storage cupboard with shelving and housing the hot water cylinder.

SITTING/DINING ROOM

26' 6" x 11' 4" (8.08m x 3.46m) both max

Double glazed door to balcony with adjacent double glazed window, feature fireplace, coving.

KITCHEN

8' 3" x 7' 9" (2.54m x 2.37m) both max

Double glazed window with an electronic opener, good range of base and wall units, stainless steel sink, electric hob with extractor/filter over, electric oven, integrated fridge freezer, tiled splashback, pelmet lighting, tiled floor, extractor fan.

BEDROOM

22' 5" x 10' 3" (6.85m x 3.13m) both max

Double glazed window, walk in wardrobe, coving.

WET ROOM

7' 8" x 7' 0" (2.34m x 2.14m)

White W.C. and wash hand basin to vanity, thermostatic shower, electric towel radiator, tiled walls, extractor fan, shaver point.

OUTSIDE

There is a balcony accessed from the sitting/dining room which has views across the river towards the castle. There are also attractive communal gardens and a sun terrace.

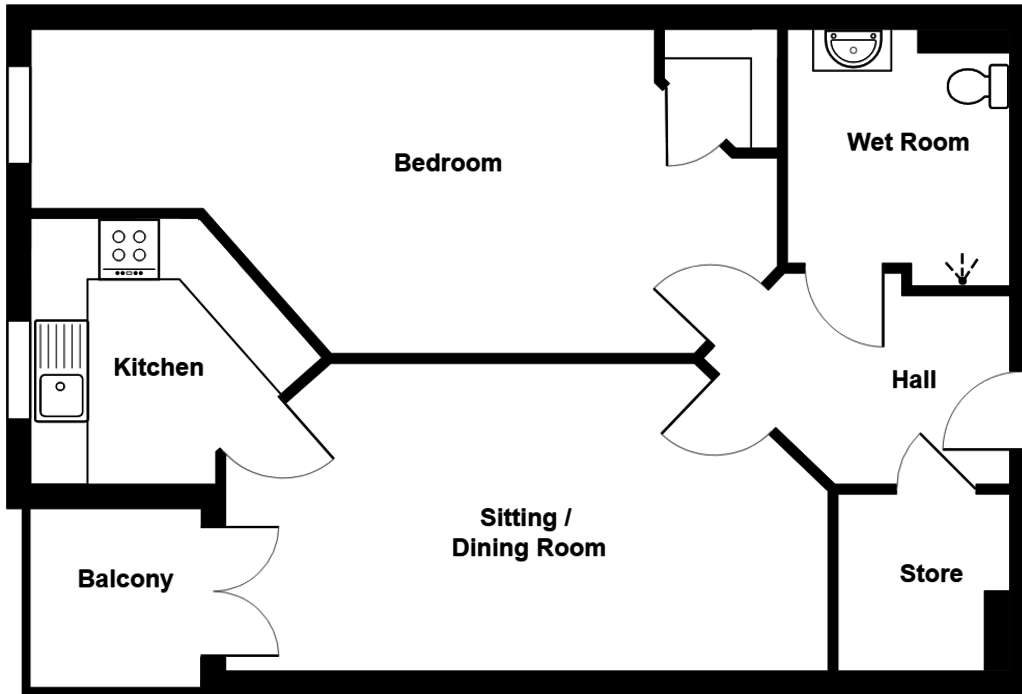
SERVICES

Mains electricity, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band B - as shown on the Valuation Office website.





Wainwright Court, Kendal

For illustrative purposes only - not to scale.

The position and size of features are approximate only.

© North West Inspector

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should be aware that: (i) the particulars are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and appliances are shown for guidance only and are not a complete representation of the property; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 86 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

DIRECTIONS

From our Kendal office proceed along the A5284 Windermere Road turning right at the traffic lights onto Burnside Road and take the second right turn in to Webb View to find the Wainwright Court development ahead.

Your Local Estate Agents
Thomson Hayton Winkley



Kendal Office
112 Stricklandgate
Kendal
T. 01539 815700
E.kendal@thwestestateagents.co.uk

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825
E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335
E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999
E.kirkby@thwestestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566.

www.thwestestateagents.co.uk



THW Estate Agents
Best Small Agency in North West

Gold Sales | Gold Lettings

