



The Coniston, Castlestead View, Kendal  
£285,000



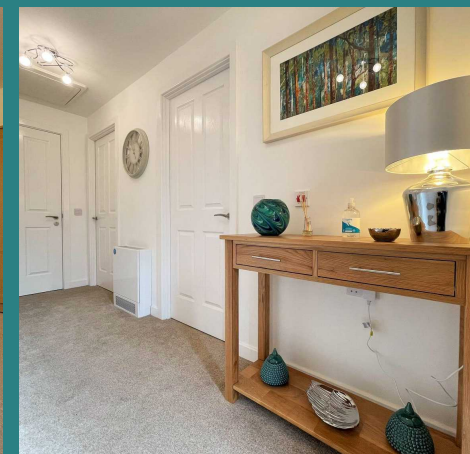
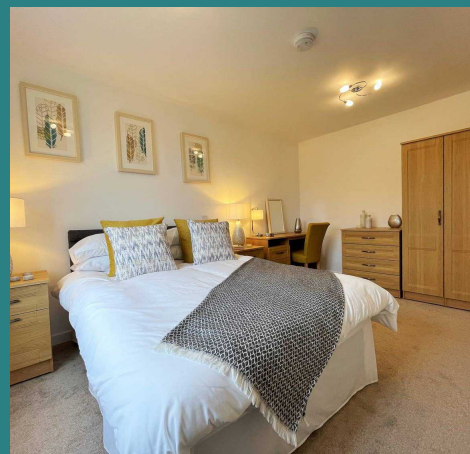


## The Coniston, Castlestead View

Kendal

Premier Home Warranty and ready for occupation, close to transport links and amenities. This is an exciting opportunity to purchase a 2-bed semi-detached bungalow on Castlestead View, a scheme by Housing 21, one of the top housing associations in the UK. On the outskirts of the ever-popular town of Kendal and its amenities and Oxenholme train station, approximately one mile away, it offers a lot for the discerning buyer looking to downsize or future proof into retirement, benefit from on site facilities and a community feel.

Travel out of Kendal along Aynam Road, be in the left-hand lane and continue onto Lound Road, then Burton Road. Pass the Leisure Centre and continue through the traffic lights, up the A65 passing the hospital on the left, cross the railway line and take the second right into Castlestead View.



## THE CONISTON

Number 11 is the semi-detached bungalow remaining.

Pets welcome.

For those over the age of 55 (terms apply).

## ACCOMMODATION

The property offers a contemporary-style fitted kitchen/diner with an electric oven and hob, an extractor hood, space for a washing machine and fridge/freezer, and plenty of cupboards. A partly tiled wet room completes this lovely property. It comes fully carpeted in a neutral colour with vinyl in the kitchen area, gas central heating, and uPVC double glazing, with storage cupboards in the hall. Loft. Patio doors from the kitchen to the rear garden; the front has a turfed area and block-paved driveway. This pet-friendly development has communal gardens, views across the countryside, and is close to transport links.

## KEY FEATURES TO NOTE:

Dedicated Housing and Care Manager

Independent living in a community setting

Access to optional, tailored care and support

24/7 emergency alarm system for peace of mind

Lift and wheelchair accessible throughout.

A range of social activities are available on site

On-site Bistro and Hairdresser.





## TENURE

Tenure: leasehold for 999 years from April 1, 2022.

The service charge amount is £223.73 per month or £2,684.76 annually.

Service charge review period: April

The monthly support fee is £9.57.

The monthly core support charge is £152.53.

End of lease fee: £580.00 inclusive of VAT

Nomination fee: £1,300.00, inclusive of VAT (resales) if applicable.

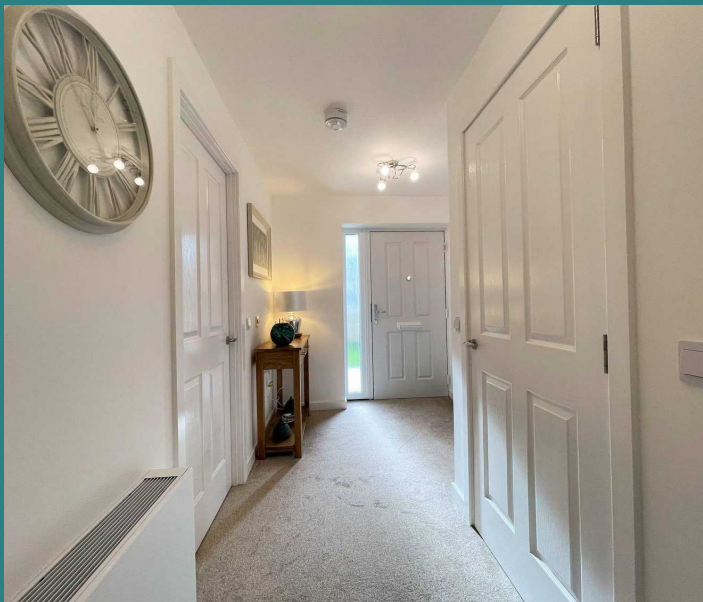
Personal and domestic care packages

Guest room: £30.00 per night

On-site house manager and on-site care staff

Council tax band—C

EPC: Current: 82 Potential: 85 Rating: B; TBC: These figures are a typical rating for property type and not specifically for this property



IF YOU WOULD LIKE TO SPEAK TO A CONSULTANT FROM CASTLESTEAD VIEW TO LEARN MORE ABOUT THIS GREAT OPPORTUNITY FOR SUPPORTED, INDEPENDENT LIVING PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.

## The Coniston

Bungalows for outright sale: 1, 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24

Size of internal cupboard space 1 : 1.00m<sup>2</sup> (885mm x 1132mm)

Size of internal cupboard space 2 : 1.00m<sup>2</sup> (885mm x 1132mm)



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Kitchen /Dining	3900mm x 3626mm	12'9 x 11'11
Lounge	3900mm x 3647mm	12'9 x 12'0
Bedroom 1	3098mm x 4343mm	10'2 x 14'3
Bedroom 2	3098mm x 2447mm	10'2 x 8'0
Shower Room	2292mm x 2597mm	7'6 x 8'6

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These particulars are set out as a general outline for guidance only. The information in this documents does not in any way form part of a contract or warranty. Images are representative only and all measurements are approximate.

premier  
guarantee



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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.