



The Buttermere, Castlestead View, Oxenholme  
£300,000





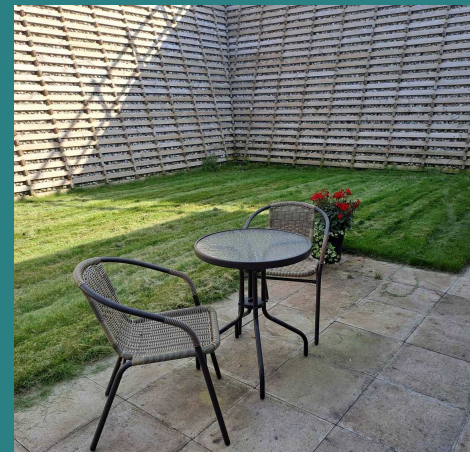
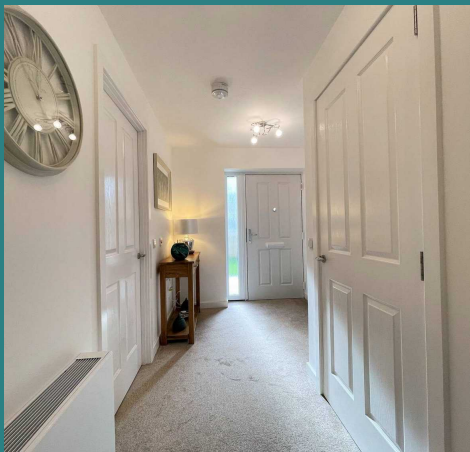


## The Buttermere, Castlestead View

Oxenholme, Kendal

Premier Home Warranty and ready for occupation, close to transport links and amenities. This is an exciting opportunity to purchase a 2-bed 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.



Council tax band— D

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



## THE BUTTERMERE

A TWO-BED DETACHED BUNGALOW. Plot 9 is the last detached bungalow remaining.

Ready for occupation, Premier Home Warranty, close to transport links and amenities.

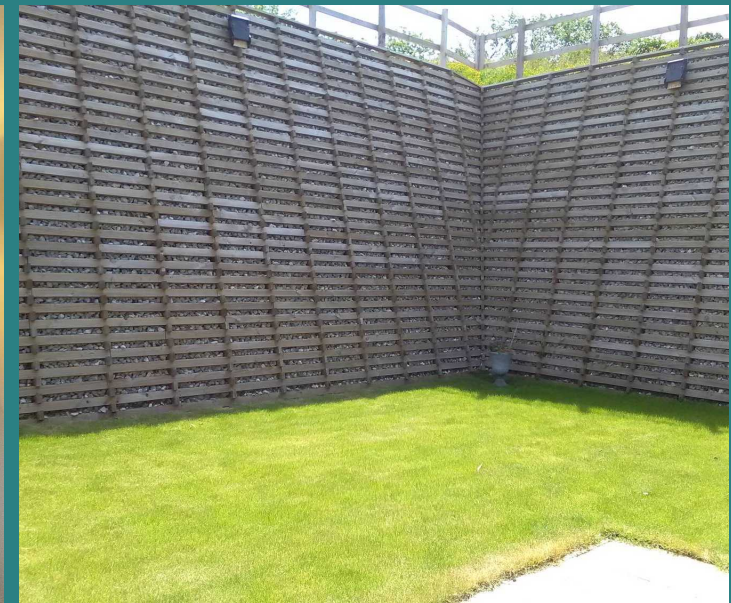
For those over the age of 55 (terms apply).

Pets welcome.

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## ACCOMMODATION

The property offers a contemporary-style fitted kitchen with an electric oven and hob, an extractor hood, space for a washing machine and fridge/freezer, and plenty of cupboards. 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. A partly tiled wet room completes this lovely property. Rear garden and a turfed area to the front. Block-paved driveway. This pet-friendly development has communal gardens, views across the countryside, and is close to transport links.







## TENURE

Leasehold for 999 years beginning 1st April 2022

Service charge £223.73 per month or annually £2,684.76

The monthly support fee is £9.57

The monthly fee for core support is £152.53

Personal and domestic care packages if applicable

Guest room: £30 per night

On-site House Manager End of lease fee: £580 inclusive of VAT

Nomination fee: £1,300 inclusive of VAT (Resales ) if applicable

## KEY FEATURES

Housing21's Castlestead View offers independent living with access to on-site care and support for people over the age of 55 (terms apply) and comprises 20 semi-detached and four detached bungalows for outright purchase. These properties are only for residential use and cannot be sublet.

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.

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 Buttermere

Bungalows for outright sale: 7,8, 9

Size of internal cupboard space 1: 1.51m<sup>2</sup> (1132mm x 885mm)

Size of internal cupboard space 2: 1.51m<sup>2</sup> (1132mm x 885mm)



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Kitchen/Dining	3626mm x 3900mm	11'11 x 12'9
Lounge	3152mm x 4370mm	10'4 x 14'4
Bedroom 1	4343mm x 3098mm	14'3 x 10'2
Bedroom 2	2447mm x 3098mm	8'0 x 10'2
Shower Room	2597mm x 2292mm	8'6 x 7'6

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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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