



Apt 46, Wainwright Court Webb View, Kendal  
£350,000



## Apartment 46

### Wainwright Court Webb View, Kendal

This attractive retirement apartment for residents 70+ is situated in a popular development in Kendal, offering a peaceful setting with convenient access to local amenities, bus routes and excellent connections to the M6 motorway.

The location is ideal for those looking to enjoy the charm of Kendal while also being within easy reach of the beautiful Lake District, making it perfectly placed for both day to day living and leisure.

Inside, the property offers a spacious and well designed layout, featuring two generous bedrooms and a bright open plan living and kitchen area. The modern fitted kitchen provides contemporary units and practical workspace, while accessibility features are incorporated throughout the home for ease and comfort. The apartment includes a stylish wet room shower room, as well as an en-suite bathroom to the main bedroom. Storage is a particular strength, with one bedroom benefiting from a large walk in wardrobe and the other from fitted wardrobes. There is also a dedicated utility room offering excellent space for appliances and additional household storage.

Outside, residents can enjoy a private balcony with lovely views, creating a tranquil spot for relaxing outdoors. The development also benefits from superb communal gardens, providing peaceful shared green spaces for residents to enjoy. Additional advantages include on-site parking and lift access, offering convenience and independence in this well maintained retirement community.

### RETIREMENT DEVELOPMENT FOR RESIDENTS 70+

**SERVICES:** Mains electric, mains water, mains drainage

**EPC RATING:** C

**COUNCIL TAX BAND:** CURRENTLY BAND C

**TENURE:** LEASEHOLD

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#### KITCHEN / LIVING AREA

16' 10" x 31' 8" (5.12m x 9.64m)

#### UTILITY ROOM

10' 7" x 5' 7" (3.23m x 1.71m)

#### CUPBOARD

5' 5" x 3' 9" (1.66m x 1.14m)

#### BATHROOM

4' 7" x 7' 7" (1.40m x 2.30m)

#### BEDROOM

9' 5" x 20' 3" (2.88m x 6.16m)

#### BEDROOM

9' 7" x 22' 8" (2.92m x 6.90m)

#### EN SUITE

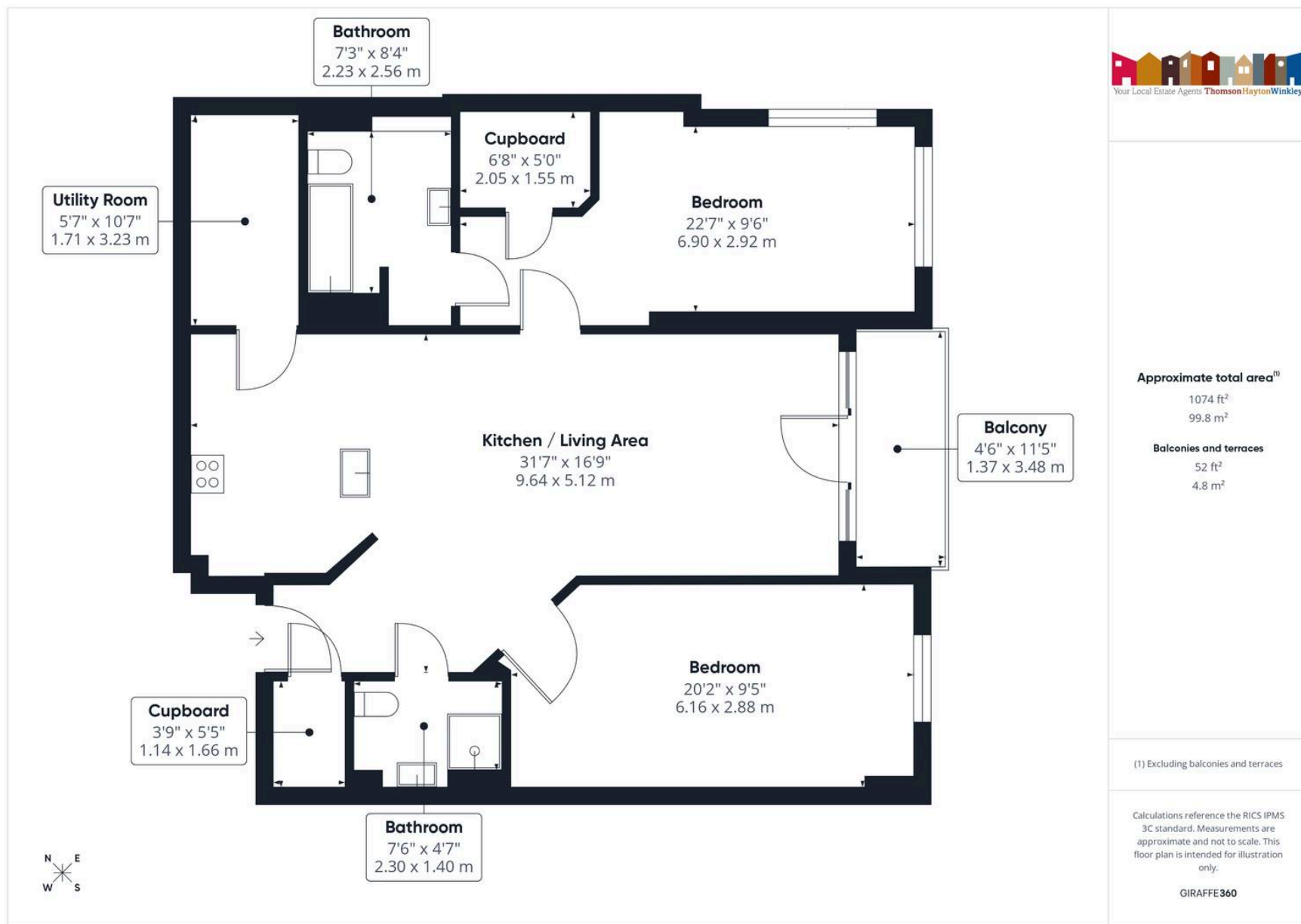
8' 5" x 7' 4" (2.56m x 2.23m)

#### CUPBOARD

6' 9" x 5' 1" (2.05m x 1.55m)

- Spacious two bedroom layout, a comfortable size for retirement living, offering flexibility for a guest room, hobby room, or spare bedroom
- Open plan living and kitchen area that creates a bright, sociable space which is easy to maintain and ideal for entertaining friends or family
- Modern fitted kitchen with fitted units and appliances that make cooking easier and more efficient
- Wet room style shower room offering easy entry and reduced fall risk, more convenient than a traditional bath or raised shower tray
- En suite bathroom attached to the master bedroom, adding privacy and everyday convenience
- Accessibility features throughout, including step free access and design suited to mobility needs, ensuring safety and comfort
- Utility space and generous storage, including fitted wardrobes, helping keep the home organised and clutter free
- Balcony with nice views, providing a private outdoor area to enjoy morning coffee, sunshine and attractive surroundings
- Communal garden for residents to enjoy outdoor space, socialise with neighbours, or relax without needing to travel
- Parking and lift access for ease and independence, with excellent proximity to the M6 motorway and the Lake District for day trips and travel





## THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

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