



Apt 54, Wainwright Court Webb View, Kendal  
£180,000





## Apartment 54

### Wainwright Court Webb View

A well proportioned second floor apartment pleasantly located within the market town of Kendal and forming part of an assisted living development by McCarthy and Stone which has a qualified care team on site 24 hours a day. Close to all local amenities within the town and easy access to local transport.

Nestled on the second floor of a sought-after development. Boasting easy access to local transport services, this property offers convenience and comfort in equal measure. The sitting room is a welcoming space with a dining area, perfect for hosting guests or enjoying a quiet meal at home. Step outside onto the balcony to enjoy a coffee in the fresh air. Double glazing throughout ensures a peaceful ambience while allowing natural light to illuminate the space. The light-filled kitchen is well-appointed with modern fixtures and fittings, providing a delightful setting for culinary pursuits. An allocated parking space adds a practical touch to this inviting residence. The generously sized double bedroom offers a peaceful retreat at the end of the day. A short walk into the town centre means that amenities and attractions are within easy reach, while the walk-in wet room suite offers easy use. Convenient road links to the M6 Motorway and the Lake District National Park make this property an ideal choice for those seeking a blend of urban convenience and nature's beauty.

Outside, this property offers a peaceful retreat from the hustle and bustle of daily life. The balcony provides a tranquil spot to enjoy the fresh air and soak in the views, creating a perfect setting for relaxation and unwinding. Ideal for those seeking a harmonious balance of indoor comfort and outdoor tranquillity. The property features a restaurant, lounge, function room, laundry, guest suite and communal gardens.

- Second floor apartment
- Easy access to local transport services
- Sitting room with dining space and access to the balcony
- Double glazing throughout
- Light filled kitchen
- Parking available and an additional fee for allocated space
- One double bedroom
- Short walk into the town centre
- Walk in wet room suite
- Road links to the M6 Motorway and the Lake District National Park

### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### EPC RATING C

### SERVICES

Mains electric, mains water, mains drainage

### COUNCIL TAX BAND: CURRENTLY BAND B

### TENURE:LEASEHOLD

### DIRECTIONS

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

**WHAT3WORDS:**stopwatch.suspect.bronzer







## SECOND FLOOR

### ENTRANCE HALL

9' 9" x 7' 4" (2.96m x 2.23m)

### SITTING ROOM

19' 3" x 11' 5" (5.86m x 3.47m)

### KITCHEN

9' 7" x 7' 10" (2.91m x 2.39m)

### BEDROOM

17' 9" x 10' 3" (5.41m x 3.12m)

### BATHROOM

7' 9" x 7' 1" (2.36m x 2.16m)







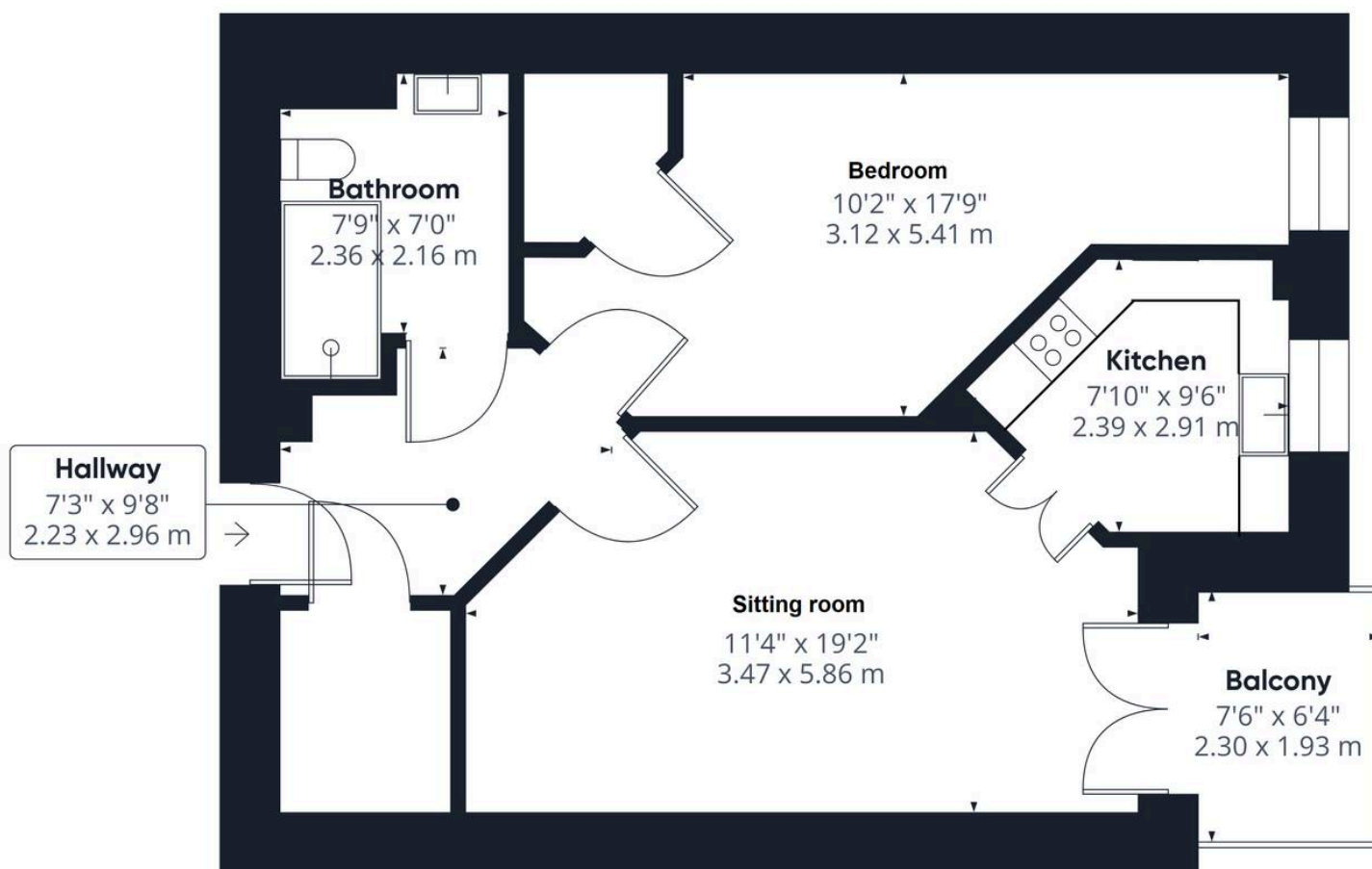












**Approximate total area<sup>(1)</sup>**

590.94 ft<sup>2</sup>  
54.9 m<sup>2</sup>

**Balconies and terraces**

48.11 ft<sup>2</sup>  
4.47 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

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