



Apt 33, Wainwright Court Webb View, Kendal
£170,000



Apartment 33

Wainwright Court Webb View, Kendal

A well maintained one bedroom retirement apartment forming part of a purpose built development in Kendal. The building has a smart, cared for appearance and is designed for comfortable later living. It is conveniently located within easy reach of Kendal town centre, with shops, cafés, medical facilities and public transport all nearby, along with excellent access to the M6 and the Lake District for day trips.

Inside, the apartment offers a spacious open plan living and dining area, creating a bright and sociable space that is easy to manage. The modern fitted kitchen includes a range of units and integrated appliances. The double bedroom is a comfortable size and benefits from fitted wardrobe space. A wet room style shower room provides easy access and practical day to day use. The layout is well planned, with good storage and accessibility features throughout.

The development includes a secure entry system and lift access for added peace of mind. Residents can enjoy attractive communal gardens with direct access to the river and a welcoming lounge area, ideal for meeting neighbours or relaxing with visitors. There is a on site restaurant providing table service lunches at reasonable prices, a guest suite for visiting friends and family at economical rates, 24 hour emergency call system accessed by personal pendant and call points in every room and one hour of domestic support per week included in service charge. Also there are onsite care package available. Resident parking is available, subject to availability.

- Spacious one bedroom retirement apartment
- Modern fitted kitchen with quality units and appliances designed to make cooking simple and efficient
- Open plan living and dining area creating a bright, sociable space that is easy to maintain and ideal for entertaining
- Wet room style shower room offering easy entry and reduced fall risk, more practical than a traditional bath
- Accessibility features throughout, including step free access and design suited to mobility needs for added safety and comfort
- Generous storage including walk in wardrobes and useful cupboard space to help keep the home organised
- Juliet balcony with pleasant views, providing a lovely spot to enjoy fresh air and morning coffee
- Communal garden for residents with direct river access, lovely place to relax outdoors
- Lift access and secure entry system supporting ease and independence
- Excellent access to the M6 and the Lake District for convenient travel and day trips

From the M6, leave the motorway at Junction 36 and follow the A590/A591 towards Kendal. Continue on the A591 for several miles until you reach the outskirts of Kendal. At the main roundabout, take the exit towards the town centre and follow the signs for your chosen area of Kendal. Continue along this route until you reach the appropriate turning for the development. The property is located a short distance along this road, clearly signposted and with convenient parking available for visitors.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





HALLWAY

9' 9" x 7' 2" (2.97m x 2.18m)

BATHROOM

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

BEDROOM

17' 7" x 10' 2" (5.36m x 3.10m)

KITCHEN

9' 4" x 7' 9" (2.84m x 2.37m)

LIVING ROOM

25' 6" x 11' 3" (7.78m x 3.43m)

STORAGE CUPBOARD

6' 3" x 5' 3" (1.91m x 1.60m)

SERVICES

Mains electric, mains water, mains drainage

EPC RATING C

COUNCIL TAX BAND currently Band B

TENURE: LEASEHOLD

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.







THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

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

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.