



Apt 2, Wainwright Court Webb View, Kendal  
£180,000



## Apartment 2

### Wainwright Court Webb View

A well proportioned ground 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 in a prime location, this 1 bedroom ground floor apartment offers a perfect blend of modern convenience and comfortable living. Step inside to discover a well appointed sitting room with ample dining space, ideal for enjoying cosy nights in. The property boasts double glazing throughout, ensuring a peaceful and serene atmosphere, while the light-filled kitchen provides a delightful space. The well-proportioned double bedroom offers generous living space, while a three-piece bathroom complements the apartment. With allocated parking available, convenience is ensured, making this property an excellent choice. Situated close to the town centre, residents can easily access a range of amenities, shops, and eateries, while excellent transport links are within reach, providing seamless connectivity to the wider area.

The property features a restaurant, lounge, function room, laundry, guest suite and communal gardens.

- Ground floor apartment
- Short walk to town centre
- Sitting room with ample dining space
- Double glazing throughout
- Kitchen with integrated appliances
- Easy access to local transport services
- One double bedroom
- Road links to the M6 Motorway and Lake District National Park
- Three piece bathroom
- Allocated parking

#### **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**

#### **SERVICES**

Mains electric, mains water, mains drainage

#### **COUNCIL TAX: BAND B**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

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

**WHAT3WORDS:** stopwatch.suspect.bronzer





## GROUND FLOOR

### ENTRANCE HALL

10' 4" x 7' 5" (3.16m x 2.26m)

### SITTING ROOM

25' 5" x 12' 1" (7.75m x 3.69m)

### KITCHEN

9' 8" x 7' 10" (2.94m x 2.40m)

### BEDROOM

17' 9" x 10' 1" (5.42m x 3.07m)

### BATHROOM

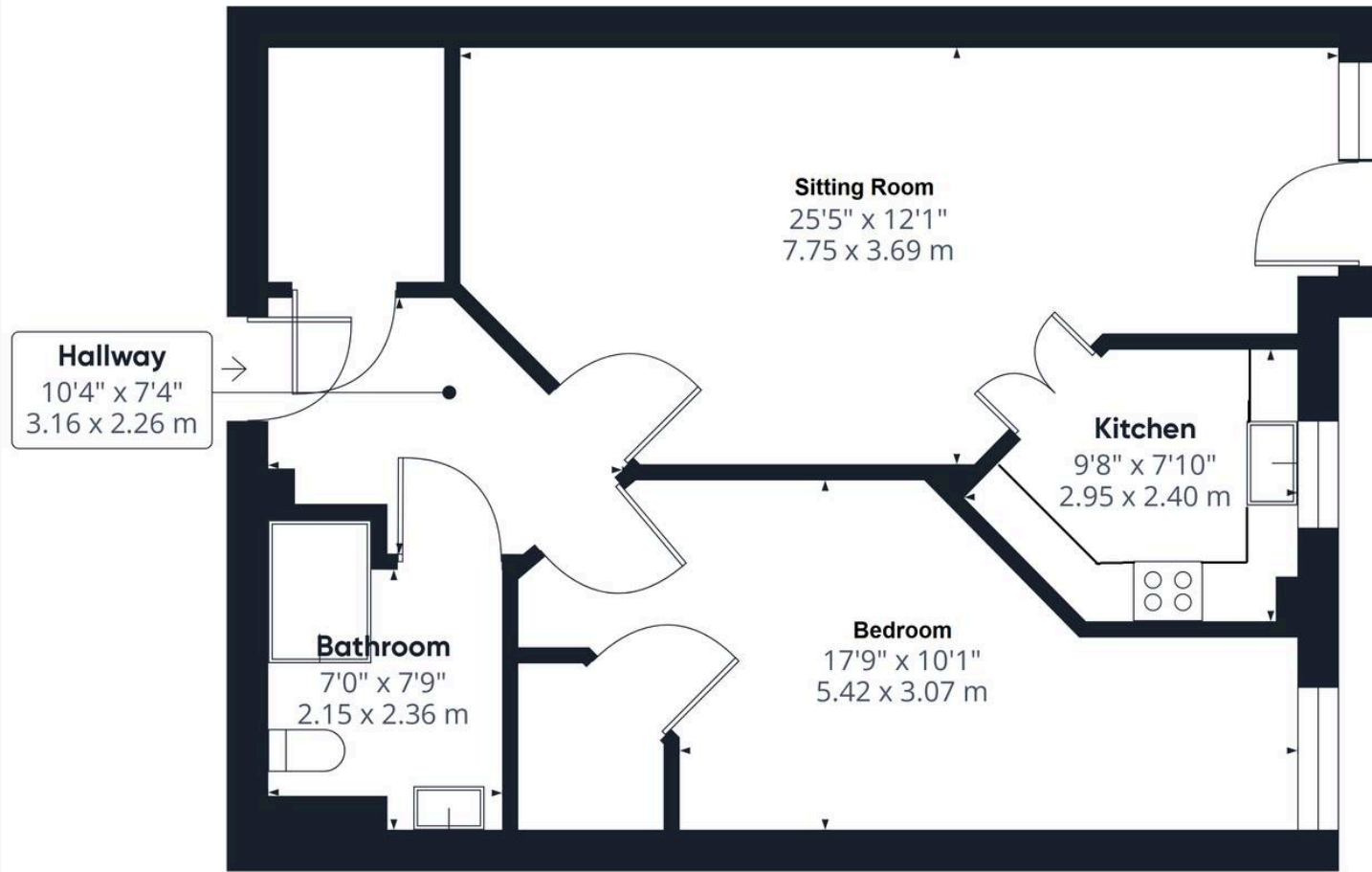
7' 9" x 7' 1" (2.36m x 2.15m)











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

654.86 ft<sup>2</sup>

60.84 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**

## THW Estate Agents

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