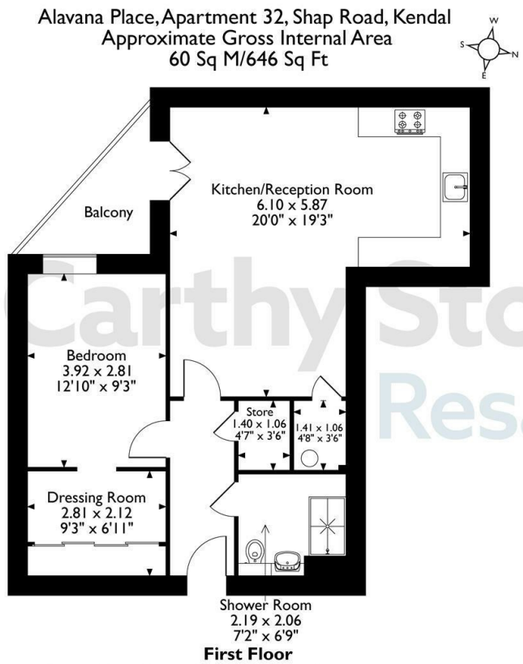
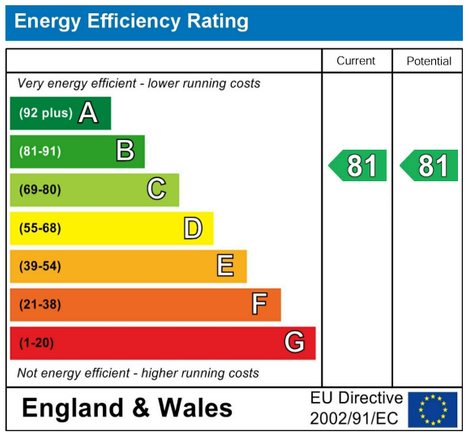
McCarthy Stone
Resales



McCarthy Stone
Resales

Council Tax Band: B



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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

32 Alavana Place

Shap Road, Kendal, LA9 6FU

PRICE REDUCTION

Asking price £225,000 Leasehold

Beautifully presented first-floor retirement apartment for the over-60s, with a walk-out south-west facing balcony, no onward chain, and offered in like-new condition.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

32 Alavana Place, Shap Road, Kendal

1 Bed | £225,000

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Alavana Place
How does a retirement filled with stunning views, fresh air, and exploring the Lake District National Park sound?
Welcome to Alavana Place — an attractive Retirement Living development in Kendal, exclusively for the over 60s.

Alavana Place features limestone sourced from the renowned Burlington Quarry in the Lake District, perfectly complementing the architectural charm and character found throughout Kendal. Residents can enjoy fabulous views overlooking Kendal Cricket Ground and the Cumbrian Fells, all while being conveniently located just a short walk from the train station and a wide range of local shops and amenities.

Famous for its mint cake, Kendal is a thriving market town on the edge of the Lake District National Park — a UNESCO World Heritage Site. Here, the breathtaking scenery blends seamlessly with modern conveniences, offering a unique and fulfilling retirement lifestyle.

Entrance Hall
A spacious hallway with meter cupboard/Utility Cupboard Oak veneered doors giving the interior quality feel. Illuminated light switches in the bathroom, bedroom and hallway.

Living / Dining Area With Doors To Balcony
A spacious dual-aspect living room featuring double-glazed French doors that open onto a walkout balcony, allowing plenty of natural light to fill the room and fresh air to flow through on warmer days.

Kitchen
A modern kitchen with high gloss finish and a black composite sink. electric oven at waist-height and ceramic hob with extractor hood. Integrated fridge/freezer.

Bedroom
A spacious double bedroom with a fitted wardrobe that has plenty of hanging space and shelf space. Full height double glazed windows,

Shower Room
Walk-in easy-access shower with a glazed screen. Vanity wash-basin with storage cupboard below and work surface, mirror and shaver point over. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

Service Charge (RL)
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,363.48 per annum (up to financial year end 01/09/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information
This is a leasehold property with a term of 999 years from and including 01/06/2023

Additional Services and Information
• Super Fast Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage