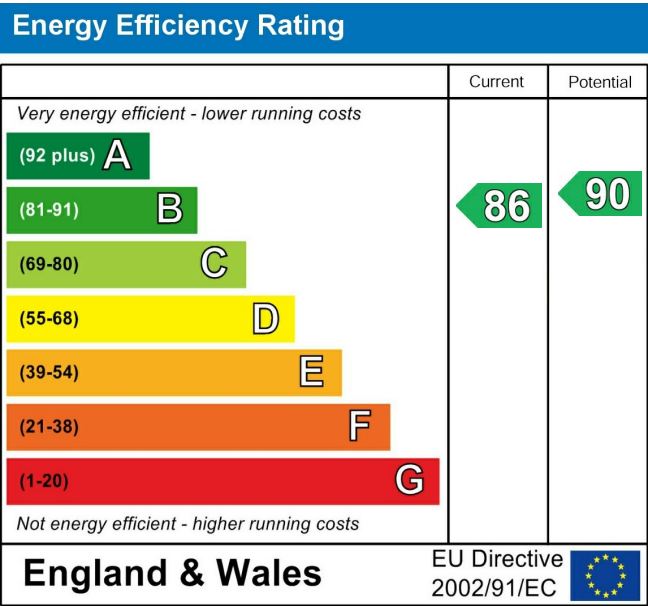
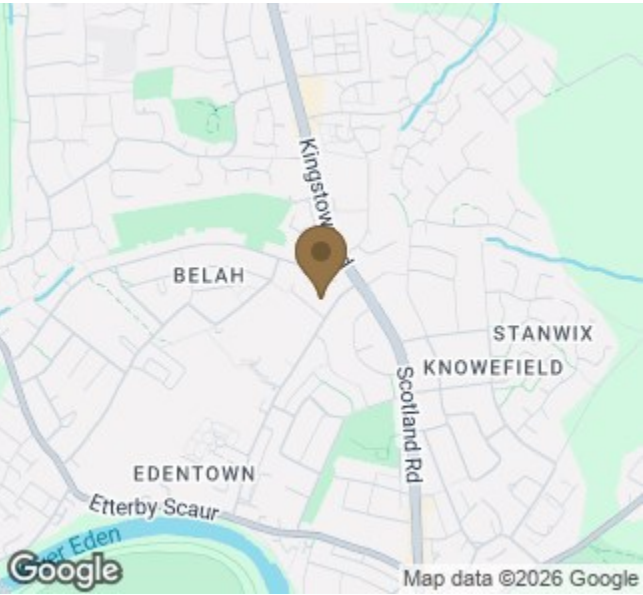
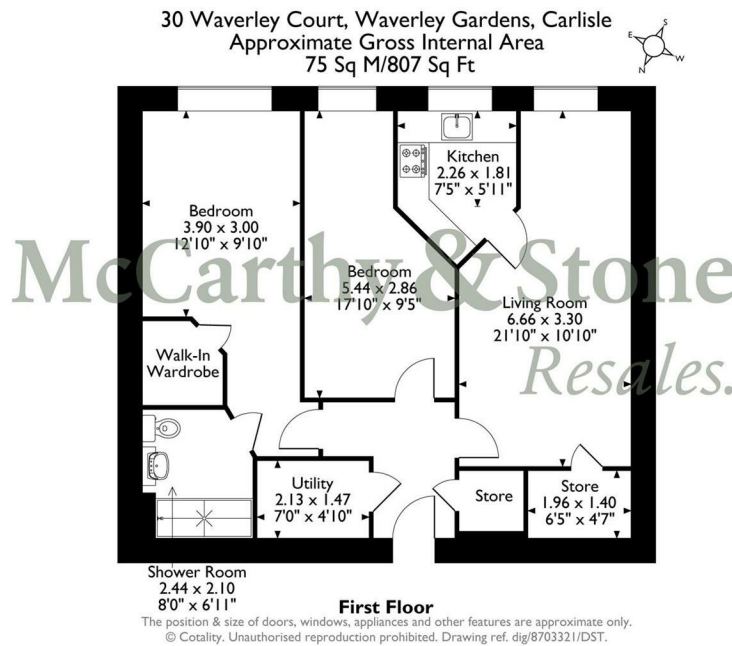




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Registered in England and Wales No. 10716544



30 Waverley Court

Waverley Gardens, Carlisle, CA3 9JN



Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 30 Waverley Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £215,000
Leasehold

0345 556 4104

resales@mccarthyandstone.co.uk

mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two-bedroom Retirement apartment
- First-floor position
- South-easterly facing aspect
- Bright, well-presented accommodation
- Spacious living area
- Separate utility room
- Modern fitted bathroom
- Low-maintenance Retirement living
- Attractive communal facilities
- Convenient local amenities

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

30 Waverley Court, Carlisle

 2 |  2 | Asking price £215,000

Development Overview

Waverley Court was purpose-built by McCarthy Stone for Retirement Living and comprises 42 one and two-bedroom apartments exclusively for those aged 60 and over.

The development offers a secure and low-maintenance lifestyle, with a House Manager available during office hours and a 24-hour emergency call system for added reassurance. A camera door-entry system linked to your television also allows you to see visitors before granting access.

The service charge covers a range of communal and maintenance costs, including external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates and the energy costs associated with communal areas.

At the heart of the development is a welcoming Homeowners' Lounge, providing a comfortable space to meet neighbours, friends and family. A Guest Suite is also available for visiting friends and relatives, subject to availability and an additional nightly charge.

Waverley Court is situated in the popular Carlisle suburb of Stanwix, close to Morrisons supermarket and within easy reach of the city centre. Carlisle offers an excellent range of shops, cafés, restaurants and leisure facilities, alongside a wealth of history and access to some of the region's most attractive countryside.

There are also excellent transport links, with regular local bus services and Carlisle railway station providing direct connections to destinations including Manchester, Glasgow and London.

It is a condition of purchase that residents meet the minimum age requirement of 60 years.

Apartement overview

A well-presented, south-easterly facing two-bedroom first-floor Retirement apartment at Waverley Court. The property offers a bright and comfortable living space, two well-proportioned bedrooms, a bathroom and a useful separate utility room. The apartment is ideally suited to those seeking a low-maintenance home within a secure and welcoming Retirement development, with access to communal facilities and the reassurance of an on-site House Manager during office hours.

Landscaped Gardens

Waverley Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

“I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have.”
– McCarthy Stone Homeowner

Social Lifestyle

The Communal Lounge is at the heart of the community at Waverley Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services

- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Parking is by allocated space subject to availability, although there is often plenty available. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Service Charge

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: £4,440.25 per annum (up to financial year end 30/09/2027).

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

Car Parking Permit Scheme- subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information

125 years from Jan 2015

Ground rent: £495 per year

Ground rent review: Jan 2030

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.

- 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.

