



For Sale: £130,000. LH+ShareFH
Austcliffe Lane, Cookley, DY10

- No upwards chain
- Great views
- Turn key property
- New integrated kitchen

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this much improved, one bedroom retirement apartment in the Westley Court complex. Viewing is a must to fully appreciate the quality of this apartment. The apartment benefits from being situated on the lower ground floor which means the patio doors has a beautiful patio area overlooking the gardens. The property comprises: entrance hallway, lounge diner, new fully integrated kitchen, double bedroom with dressing area and built in wardrobes and modern shower room. The property has been fully redecorated and carpeted throughout and is being offered with no upwards chain and vacant possession. EPC and floorplan ordered.

About Westley Court

Westley Court is a complex of 71 apartments situated on the A449 trunk road approximately four miles from Kidderminster. The apartments sit in a four acre site surrounded by beautiful Worcestershire countryside. The nearby village of Cookley is well provided for being within half a mile distant and still retains Tesco Express, Indian takeaway, fish 'n' chip shop, two pubs, doctors surgery, church and the popular Cookley playing fields. Westley Court is intended for the over 50's but is not a sheltered housing development. The apartments are leasehold and the freehold of the estate is owned by the Management Company – Westley Court Management Limited – which runs the estate and all the residents are shareholders. There is a residents lounge, restaurant and bar. A service charge encompasses 24hour reception cover, business office management, porter and maintenance service, and also includes water charges, buildings insurance, upkeep of the buildings and gardens. Further information can be found by visiting:
<https://westleycourtapartments.co.uk>

Hallway

Accessed via a private door from the main corridor. Doors to living room and shower room. Built in cupboards house the hot water emersion tank. Ceiling light point.

Living Room

Archway to kitchen, door to bedroom and patio doors to beautiful patio area provide views over the garden. Fireplace with electric fire, ceiling light point and wall mounted electric heater.

Kitchen

Newly fitted kitchen with a range of wall and base units with complimentary worksurfaces over and integrated appliances. Inset sink with mixer tap. Ceiling light point.

Bedroom

A good-sized bedroom having dressing area with built in wardrobes, window to the side elevation, ceiling light point and door to the shower room.

Bathroom

Fully fitted with suite comprising of double shower cubicle with mains shower and glass screen, vanity sink units and closed coupled WC. Ceiling light point and electric heated towel rail. Door to hallway and bedroom.

Leasehold Information

The apartments are held on a leasehold ownership where the leaseholders combined together to purchase the Freehold in June 2000. Each purchaser will receive shares in the freehold management company, Westley Court Management Limited. Service Charge – We understand the Service Charge currently being levied is £373.52 per month which covers 24hour security including day and night porters, CCTV security systems, water rates, buildings insurance, exterior window cleaning, lifts, garden maintenance, fire alarms, management and maintenance of the heating, internal corridors, common parts, residents lounge, dining areas etc. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details. The lease began for a term of 99 years on 25/12/1989 and has over 65 years remaining. No pets are permitted.



Room Details

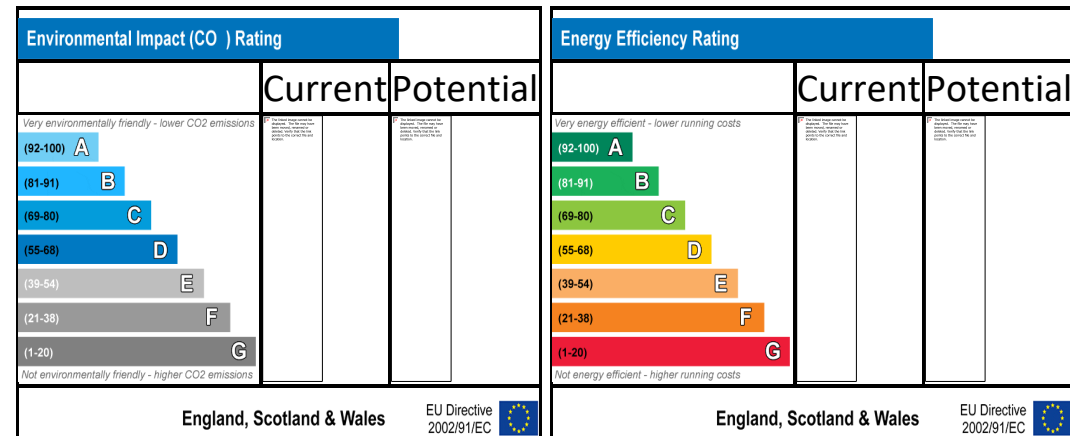
Hallway

Living Room 16'6" x 11'12" (5.03m x 3.65m)

Kitchen 2.39m x 1.96m (7'10" x 6'5")

Bedroom 4.81m x 2.98m (15'9" x 9'9")

Bathroom 2.92m x 1.81m (9'7" x 5'11")



Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

