



For Sale: £115,000. LH+ShareFH  
Austcliffe Lane, Cookley, DY10

- Approx 164 year lease
- Over 50s Development
- Self-contained one bedroom
- EPC B

**Bagleys**  
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this modern one-bedroom apartment located in the very popular 'Westley Court' which is nestled in an immaculately maintained 4-acre site. This ground floor apartment enjoys lovely views to the side and can be accessed directly from the communal foyer. The property comprises: entrance hall, lounge, kitchen, bedroom with fitted wardrobes and modern shower room. Viewings are highly recommended to full appreciate. EPC B83.

#### 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://westleycourtpartments.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 newly fitted UPVC patio doors to balconette provide elevated views over the garden. Ceiling light point and wall mounted electric heater.

#### Kitchen

Fitted with a range of wall and base units with complimentary worksurfaces over. Inset composite sink with mixer tap and two ring Siemens electric hob with Phillips extractor hood over. Built in Bosch oven and space for a fridge freezer and plumbing for a washing machine/dishwasher. Ceiling light point.

#### Bedroom

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

#### Bathroom

Fully fitted with white suit 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 £345.67 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. Term : 199 years from 25 December 1989 (approx 164 years remaining on lease)



# Room Details

Hallway

Living Room 4.42m x 3.65m (14'6" x 11'12")

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")



Total area: approx. 45.5 sq. metres (489.7 sq. feet)

For illustrative purposes only. Not to scale. Measurements are approximate.  
Plan produced using The Mobile Agent.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	83	85
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

Energy Efficiency Rating		
	Current	Potential
<small>Very energy efficient - lower running costs</small> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	83	85
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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.

