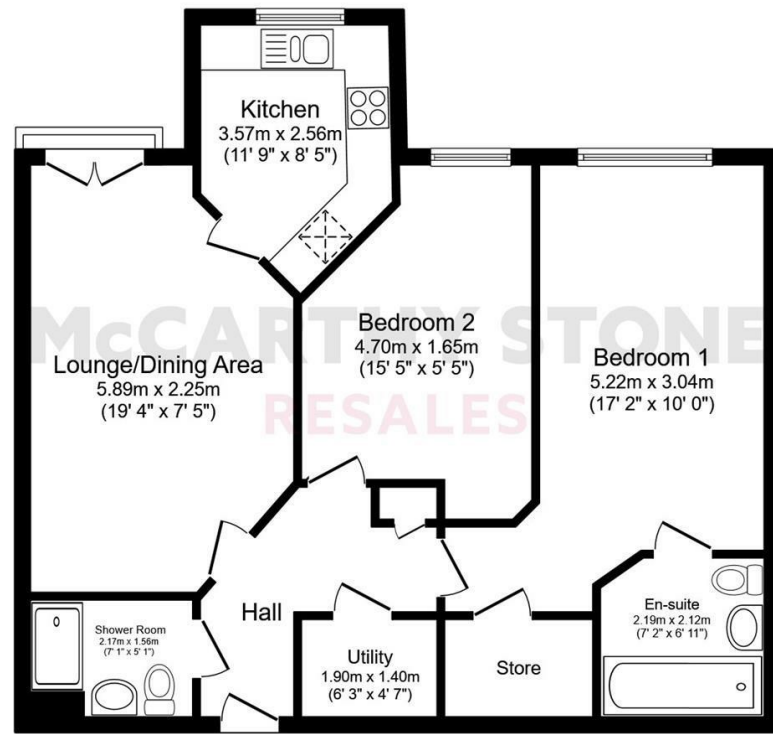


McCARTHY STONE RESALES

12 LOWESTONE COURT STONE LANE, STOURBRIDGE, DY7 6EX



Total floor area: 76.9 sq.m. (828 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

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Luxury ground floor apartment in McCarthy Stone's prestigious LOWESTONE COURT development. The property has TWO double bedrooms, TWO Bathrooms and a Living room with 'Juliet' style balcony which overlooks a small side garden. **MUST BE VIEWED!**

ASKING PRICE £269,950 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

LOWESTONE COURT, STONE LANE, KINVER, STOURBRIDGE, DY7 6EX

2 BED | £269,950

LOWESTONE COURT

Lowestone Court is a McCarthy and Stone 'Retirement Living' development, offering independent living and being situated in the heart of the delightful South Staffordshire village, Kinver. The beautiful village is steeped in history and surrounded by wonderful countryside, including Kinver Edge and the Rock Houses. Kinver offers a range of amenities, all within close proximity to the development, which include; convenience stores, post office, library and medical centre, together with a choice of lovely pubs and restaurants.

Lowestone Court is positioned within a few minutes walk of the bustling Kinver High Street and has been designed and constructed with modern living in mind. Each apartment is designed to be light, spacious and well appointed with design features including; underfloor heating, full double glazing, raised height electric sockets to reduce bending, illuminated light switches and stylish contemporary kitchens and bathrooms.

The dedicated House Manager is on site from 8.30am - 2.30pm during the week to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

ENTRANCE HALLWAY

Front door with letter box and spy hole opens into the hallway. This large entrance hall has a door to the storage cupboard and an additional door opening to the walk-in utility cupboard housing the hot water and heating system and with a

washer/dryer. Ceiling light fittings. Wall mounted door entry system and emergency call module. All other doors leading to the living room, both bedrooms and shower room.

LIVING ROOM

The living room is bright and airy, thanks to the double-glazed patio door which opens onto a Juliet style balcony and looks out to a side garden. The room has a feature fireplace with electric fire. Two ceiling light fitting, TV point with Sky+ connectivity and telephone point. Part glazed door opens to the Kitchen.

KITCHEN

Fitted kitchen with a range of wall and base units with granite styled work surfaces with matching up stand. Easy access oven with space for a microwave above. Four ringed induction hob with chrome extractor hood above. Stainless steel sink unit with single drainer and mixer tap. Large double glazed window with blind. Tiled floor.

MASTER BEDROOM

A large master bedroom with a walk in wardrobe housing shelving and rails. A further door leads to an en-suite bathroom. Ceiling light fitting. TV point. Telephone point. Double glazed window.

ENSUITE BATHROOM

Fully tiled bathroom comprising white suite. Bath with shower over and glass screen, pedestal wash hand basin, with fitted mirror above. WC with concealed cistern. Heated towel rail. Emergency pull cord.

SECOND BEDROOM

This second double bedroom could also used as an office, hobby room or second reception room. Central ceiling light fitting. TV point. Power points. Double glazed window.

SHOWER ROOM

A modern fully tiled en-suite shower room comprising; level access walk in shower with grab rail. Vanity unit with inset wash hand basin and mirror and shaver point above. WC with concealed cistern. Ceiling light. Emergency pull cord.

PARKING

Parking is by allocated space subject to availability. The fee is

usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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

Service charge: £4,078.83 per annum (up to financial year end 30/09/2024)

GROUND RENT

Ground rent: £495 per annum
Ground rent review: June 2030
Lease term: 125 years from June 2015

LEASE LENGTH

125 years from 2015.

