



Total floor area 72.2 m<sup>2</sup> (777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

### COUNCIL TAX BAND: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>89</b>	<b>89</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>			
Not energy efficient - higher running costs			

## McCARTHY STONE RESALES

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

## McCARTHY STONE RESALES

### 22 LOWESTONE COURT STONE LANE, STOURBRIDGE, DY7 6EX



Luxury FIRST FLOOR retirement apartment for OVER 60's in OUR prestigious LOWESTONE COURT development in KINVER.

The property offers generous proportions with the accommodation briefly comprising of TWO DOUBLE BEDROOMS, ENSUITE and separate SHOWER ROOM. Spacious dual aspect living room with FRENCH DOORS TO A JULIETTE BALCONY, Modern fitted kitchen with INTEGRATED APPLIANCES.

Viewing is highly recommended to fully appreciate the accommodation on offer.

### ASKING PRICE £300,000 LEASEHOLD

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

# STONE LANE, KINVER, STOURBRIDGE

2 BED | £300,000

## 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.

## SUMMARY

Situated less than three hundred feet from the High Street, Kinver offers a vibrant collection of independent retailers and eateries. There are also essential convenience stores, a newsagent and local supermarket conveniently located. Being so close to the village means that you are close to the local amenities which include doctors, pharmacist, dentist and library. A bus stop can be found at the bottom of Stone Lane to provide regular transport to the nearby towns of Kidderminster, Stourbridge and Bridgnorth. Alternatively you can take in the beautiful scenery closer to home or visit Kinver Edge and the Rock Houses, situated in the local

National Trust park which is less than one mile away from Lowestone Court. For your peace of mind there's a door entry system linked to your TV, so you can see who's there before letting anyone in, an intruder alarm and a 24 hour emergency call system, giving assistance whenever you need it. If you spend a lot of time travelling or visiting family, a McCarthy & Stone apartment also lets you 'lock up and leave' so you can go away in the knowledge that everything is safe and secure.

## 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.

## ENTRANCE HALL

Front door with letter box and spy hole opens into the hallway. This large entrance hall has a door to the storage cupboard/walk-in utility cupboard which houses the hot water and heating system and a washer/dryer machine. Ceiling light fittings. Wall mounted door entry system and emergency call module. All other doors leading to the living room, both bedrooms and the shower room.

## LIVING ROOM

A delightful bright and airy living room being dual aspect with a double glazed window and French doors which open splendidly out to a Juliette balcony with attractive views. Two ceiling light fittings, TV point with Sky+ connectivity and telephone point. Oak effect 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 generous 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

A modern fully tiled shower room comprising shower cubicle and glass screen. Vanity unit with inset wash hand basin and mirror and shaver point above. WC with concealed cistern. Ceiling light. Emergency pull cord. Tiled floor

## BEDROOM TWO

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

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

## SERVICE CHARGE (BREAKDOWN)

- 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, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £4,078.83 per annum (for financial year ending 30/09/2024).

## PARKING PERMIT SCHEME-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.

## LEASE INFORMATION

125 years from 1st June 2015.

## GROUND RENT

Ground rent: £495 per annum.  
Ground rent review: 1st June 2030.

## ADDITIONAL INFORMATION & SERVICES

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

