

Taylors

Westley Court, Austcliffe Lane, Cookley, DY10 3RT

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A larger style one bedroom second floor apartment, situated within the popular Westley Court development in Cookley, exclusively for those aged 55 and over. Enjoying a peaceful, semi rural setting and surrounded by beautifully landscaped communal gardens, the property is offered for sale with no upward chain.

Conveniently positioned as the first apartment to the right of the lift, the accommodation includes a superb entrance hall with a defined home office area, a double airing cupboard and an additional storage cupboard.

The fantastic living room benefits from two windows to the front, ample space for a dining table and an opening into the fitted kitchen. The kitchen features a side facing window, breakfast bar, fitted oven and hob and ample storage.

There is a large bedroom with a range of fitted furniture and a dedicated walk in wardrobe area, together with a shower room featuring a generously sized shower enclosure.

Residents benefit from an excellent range of onsite facilities at Westley Court, including a staffed reception, residents' lounge and dining area, lift access, an emergency pull cord system, ample parking for residents and visitors, and beautifully maintained communal gardens and grounds.

Viewing is highly recommended to fully appreciate the generous accommodation, excellent facilities and peaceful setting on offer.

Tenure: Leasehold. Lease Term: 199 years from 25 December 1989. Service Charge: £4,768.44. Ground Rent: TBC. Construction: Standard/Purpose Built. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC C.

Entrance Hall - 8.25m x 1.45m (27'1" x 4'9") At widest points

With defined office area

Kitchen - 2.18m x 3.48m (7'2" x 11'5") At widest points. Opening into:

Living Room - 7.47m x 4.27m (24'6" x 14'0") At widest points

Bedroom One - 4.9m x 3.17m (16'1" x 10'4") Opening into:

Walk in Wardrobe- 2.13m x 2.01m (7'0" x 6'7") At widest points

Shower Room - 3.15m x 1.98m (10'4" x 6'6") At widest points

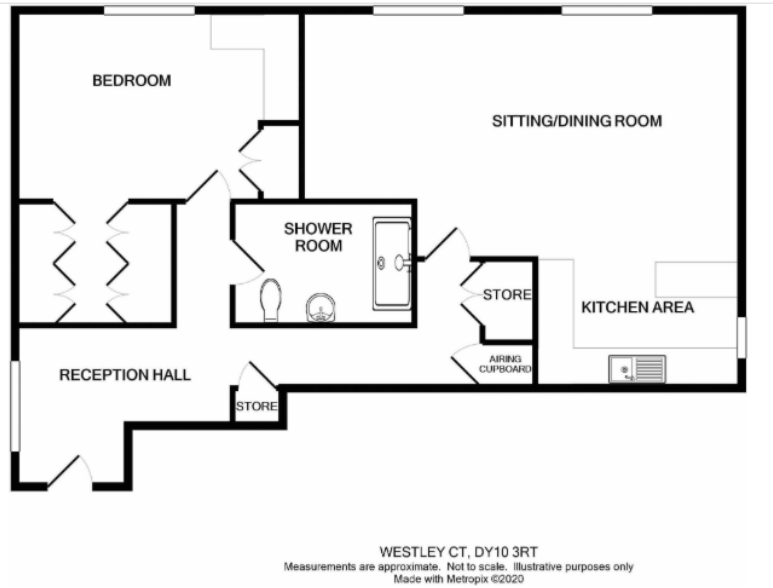
Double Airing Cupboard

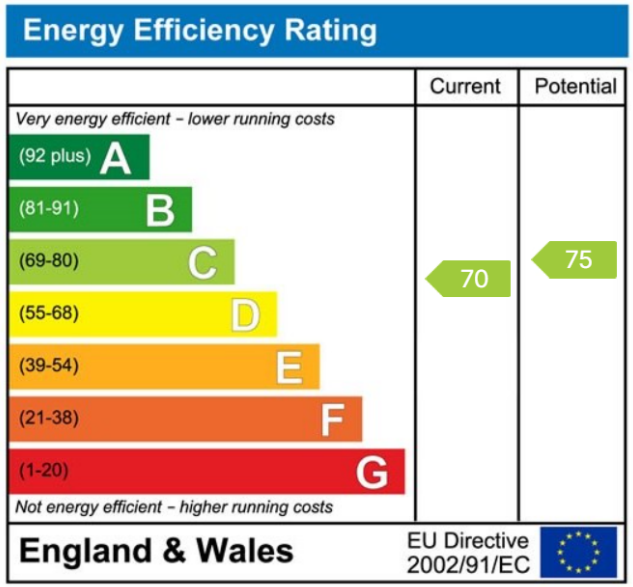






- NO UPWARD CHAIN
- LARGE LIVING ROOM OPENING INTO FITTED KITCHEN
- LARGE HALL WITH DEDICATED OFFICE SPACE
- PLENTY OF STORAGE
- BEDROOM WITH WALK IN WARDROBE
- SHOWER ROOM
- AGED 55 AND OVER
- SEMI RURAL LOCATION
- SECOND FLOOR APARTMENT
- COMMUNAL AND VISITOR PARKING





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