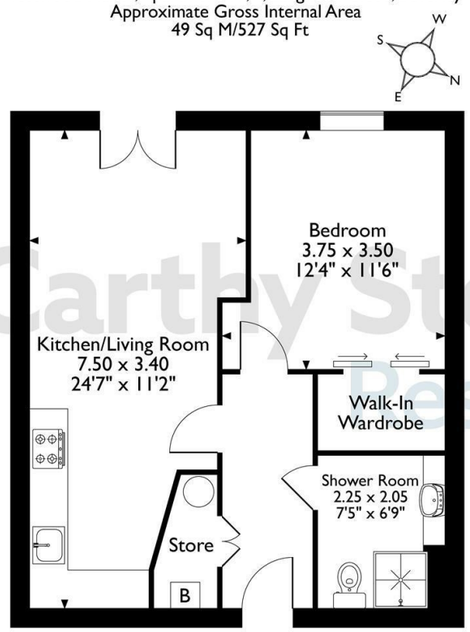
McCarthy Stone
Resales

Westwood Manor, Apartment 17, 4, Langholm Close, Beverley
Approximate Gross Internal Area
49 Sq M/527 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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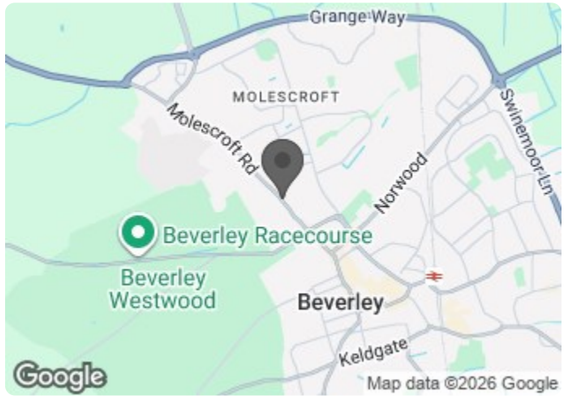
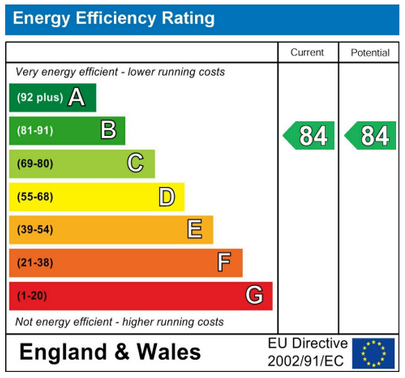
Council Tax Band: C





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

17 Westwood Manor

Langholm Close, Beverley, HU17 7DH

Asking price £259,950 Leasehold

A beautifully bright, south-west-facing one-bedroom apartment with lovely garden views and a Juliet balcony off the lounge, perfect for enjoying the afternoon sun. Situated on the first floor of this popular McCarthy Stone Retirement Living Plus development, the apartment benefits from 24/7 staffing, an on-site bistro, and domestic assistance services for added comfort and peace of mind.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Westwood Manor, Langholm Close, Beverley

1 Bed | £259,950

Westwood Manor
Westwood Manor is part of McCarthy Stone's Retirement Living PLUS range, offering thoughtfully designed, low-maintenance private apartments with extra care and support available if needed.

The development benefits from a welcoming homeowners' lounge, landscaped gardens with seating areas, and an on-site table-service restaurant serving freshly prepared meals for homeowners, friends and family.

A dedicated on-site team, led by the Estates Manager, looks after the day-to-day running of the development. Homeowners receive one hour of domestic assistance per week within the service charge, with additional support and personal care packages available by arrangement through the on-site CQC-registered care agency.

For added reassurance, Westwood Manor also benefits from 24-hour CCTV and a secure entry system.

Please note, purchasers must meet the minimum age requirement of *60 years or over. * Variation of standard condition

Retire to Beverley
Nestled in the heart of East Riding of Yorkshire, Beverly is the ideal setting for a fulfilling retirement. Enjoy the historic charm of this town and the rolling green of the surrounding countryside when you decide to settle here.
Local retirees enjoy:
Plenty of traditional pubs and restaurants, with The White Horse Inn being a local favourite.
Beverley Folk Festival, the East Riding Festival of Words, and plenty of other events and markets throughout the year to keep you busy.
Nature lovers can enjoy plenty of walking trails around the Yorkshire Wolds and Beverley Westwood.

Entrance Hall
Solid entrance door with spy-hole, security intercom entry system that provides both a visual and verbal link to the main development entrance door. There is also a mobile phone app which can be connected which will allow the user to speak to the caller and open the main entrance door. Emergency pull cord, large utility cupboard with light and shelving, automatic washer and housing both the Gledhill boiler supplying hot water and the Vent Axia heat exchange unit.

Living Room
A beautifully presented living room enjoying lovely south-westerly views over the well-maintained communal gardens and across Beverley Westwood through double-glazed Juliet balcony doors. The room offers generous space for comfortable living and flows seamlessly into the open-plan kitchen.

Kitchen
The open plan kitchen offers a lovely cooking space with wooden style countertops spanning the width of the kitchen. Next to the large integrated fridge/freezer and waist height oven is the stainless steel sink and draining board unit. Towards the end of the kitchen there is a 4 ringed hob with a glazed splash back for easy of cleaning and a stainless steel chimney extractor hood.

Bedroom
Double bedroom with a view of the communal gardens similar to the living/kitchen area with the bright south/westerly sun shining through in the afternoons. This bedroom offers a large walk in wardrobe behind sliding mirrored doors offering storage by shelves and hangers.

Wetroom
Wetroom style with a modern white suite comprising; Walk-in level access shower with support rail and curtain. WC, vanity wash-hand basin with storage cupboard below and mirrored vanity cupboard above. Heated ladder radiator and emergency pull cord.

Leasehold Information
999 years from 2024

Service Charge
What your service charge pays for:

• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge £11,988.24 per annum (for financial year ending 28/02/2027)

Ask about our free entitlements service to find out what benefits you may be entitled to.

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.
• 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 CHECK OUR WEB PAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage