

**25 Westley Court
Austcliffe Lane
Kidderminster
DY10 3RT**

**WALTON
&
HIPKISS**

01562 519777

Sales, Lettings, New Homes & Commercial



***** Over 50's Retirement Apartment *****

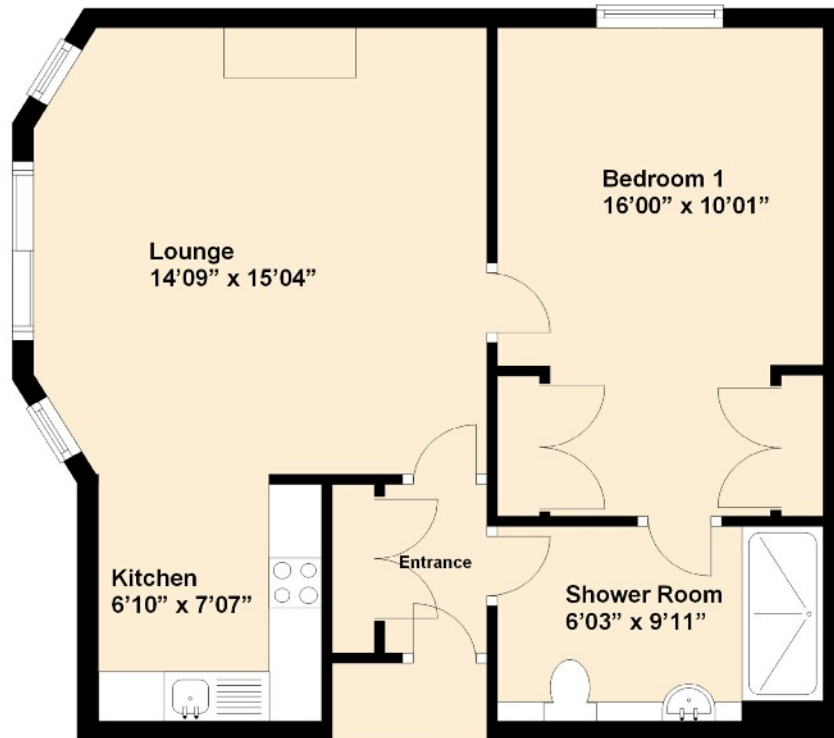
Walton and Hipkiss are pleased to offer for sale this delightful one Bedroom ground floor over 50's Retirement Apartment situated in the highly sought after village location of Cookley. comprising of a welcoming entrance hallway, good size open plan lounge/ kitchen with Juliet balcony, double bedroom with fitted wardrobes as well as a Jack and Jill wet room, this apartment benefits from having a great outlook.

Westley Court Apartments stand within 4.5 acres of Worcestershire countryside in the parish of Cookley, Kidderminster looking out to Clent on the one side and Kinver Edge on the other. Each apartment is privately owned, the development is self-managed by Westley Court Management LTD, a company whose shareholders are the apartment owners. The residents lounge is spacious and comfortably furnished, with a licenced bar. This lounge is used for social events such as a film evening, quizzes, talks and various celebrations. Many services are provided, including newspapers, milkman, a hairdresser, a chiropodist, the Mobile Library and a fresh fish van weekly.

Property is leasehold, service charge : £2923.96 Per annum, 168 years remaining on the lease.

Please call us to register your interest today

Offers in the region of : **£99,950**



First Floor

Approx. 50.3 sq. metres (540.9 sq. feet)

Total area: approx. 50.3 sq. metres (540.9 sq. feet)

This floor plan is copyright of Walton & Hipkiss. The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.

TENURE: The property is Leasehold

LOCAL AUTHORITY: Wyre Forest

FIXTURES & FITTINGS:

All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property.





Lounge

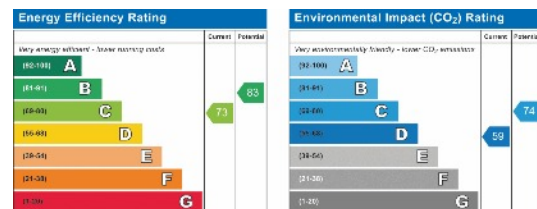


Bedroom



Shower Room

IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale. All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



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Please phone the appropriate telephone number nearest your area, we look forward to your call.