

LexAllan

local knowledge **exceptional service**

55 Westley Court Austcliffe Lane, Cookley, Kidderminster, DY10 3RT

This charming one bedroom apartment located in the very popular 'Westley Court' is being offered with NO UPWARD CHAIN. 55 Westley court has been well maintained and offers turn key ready accommodation. This second floor enjoys lovely views to the front and can be found via the communal foyer and then from either a lift or stairs. The property comprises of entrance hall, lounge, kitchen, bedroom and modern shower room. Access to the loft space which is part boarded and drop down ladder. Viewings are highly recommended to appreciated the accommodation on offer!







Communal Hall
Secure communal halls with stairs and lifts to the second floor.

Entrance Hall
Access to all accommodation, large storage cupboard.

Lounge
13'0" x 12'0" (3.96 x 3.66)
Opening to the kitchen, double glazed window to rear, electric fire.

Kitchen
Variety of wall and base units, stainless steel sink and drainer, integrated electric oven and fridge, hob and extractor above, washing machine, electric heater.

Bedroom 1
14'0" x 10'0" (4.27 x 3.05)
Ample fitted wardrobe space and draws, double glazed window to rear, electric heater.

Shower Room
Large shower cubicle, wash hand basin, w/c vanity unit, electric chrome heated towel rail and access to part boarded loft space with loft ladder, light and electric hot water tank.

Communal Grounds
Well maintained gardens surround the apartment with picturesque views to far.

The Location
Westley Court is a complex of 71 apartments situated on the A449 trunk road approximately four miles from Kidderminster. The apartments sit in a four acre site surrounded by beautiful Worcestershire countryside. The nearby village of Cookley is well provided for being within half a mile distant and still retains a handful of amenities and the popular Cookley playing fields.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold with 166 years left, and a Service Charge of £4,619.04 annually. A buyer is advised to obtain verification from their solicitor.

Event Fee

There is an Event Fee of 3% of sale price plus VAT which is payable by the seller when selling the property.

Council Tax Band C

Money Laundering Regulations.

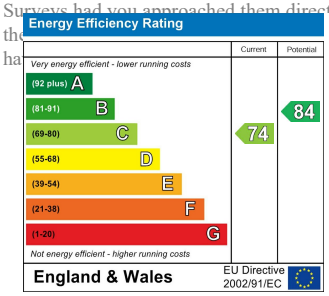
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

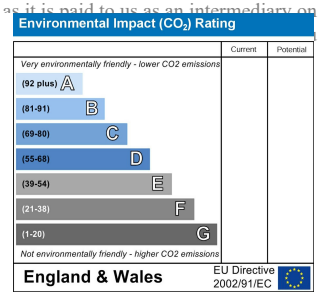
Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on th
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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