

24 WESTLEY COURT AUSTCLIFFE LANE COOKLEY WORCESTERSHIRE DY10 3RT



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Energy Performance Certificate



24 Westley Court, Austcliffe Lane, Cookley, KIDDERMINSTER, DY10 3RT
 Dwelling type: Mid-floor flat Reference number: 0615-2830-7171-9696-9501
 Date of assessment: 10 March 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 10 March 2016 Total floor area: 78 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

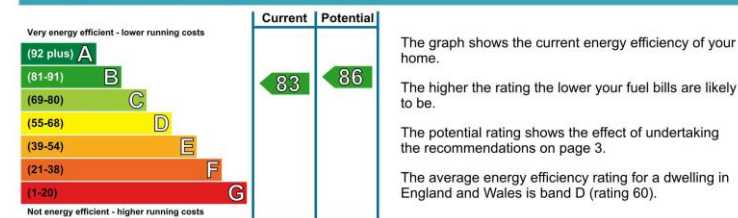
Estimated energy costs of dwelling for 3 years:	£ 1,179
Over 3 years you could save	£ 174

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 195 over 3 years	
Heating	£ 399 over 3 years	£ 351 over 3 years	
Hot Water	£ 531 over 3 years	£ 459 over 3 years	
Totals	£ 1,179	£ 1,005	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

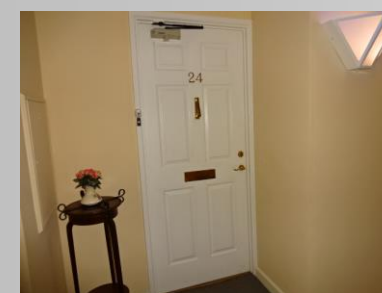
Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 45	
2 Low energy lighting for all fixed outlets	£15	£ 42	
3 High heat retention storage heaters	£1,200 - £1,800	£ 87	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



A spacious and well presented two bedroom apartment set within this prestigious development suited to the over 45's and having a desirable ground floor position. The apartment enjoys a front aspect overlooking the communal gardens. Reception Hall. Lounge. Two double Bedrooms. Kitchen. Shower Room. Bathroom. Night storage heating. Communal Gardens. Parking space. No Upward Chain. 'Enerav Rating B'

**PRICE: OFFERS IN THE REGION OF
£120,000**

Kidderminster
01562 822244

Stourport-on-Severn
01299 822060

Tenbury Wells
01584 811999

Cleobury Mortimer
01299 270301

Lettings
01562 861886

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PROPERTY MISDESCRIPTIONS ACT: We have not tested services, fittings and appliances such as central heating, immersion heaters, fires, wiring, security systems and kitchen appliances. Any Purchaser should obtain verification they are in working order through their Solicitor or Surveyor. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details. Phipps & Pritchard with McCartneys for themselves and the vendors of the property whose Agents they are, give notice that these particulars although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations or warranty whatever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
 MEASUREMENTS: Quoted room sizes are approximate & only intended for general guidance. They have been rounded up/down to the nearest .076m (3"). You are particularly advised to verify all dimensions carefully, especially when ordering carpets, built-in furniture or fittings. Land areas are also subject to verification through legal advisors.



www.phippsandpritchard.co.uk

An excellent opportunity is offered to purchase number 24 Westley Court, a larger two double bed roomed ground floor apartment. 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 local post office and general store, Tesco Express, Indian takeaway, fish 'n' chip shop, three pubs, doctors surgery, church and the popular Cookley playing fields.

Westley Court is intended for the over 45's but is not a sheltered housing development. The apartments are leasehold and the freehold of the estate is owned by the Management Company – Westley Court Management Limited – which runs the estate and all the residents are shareholders. There is a residents lounge, restaurant and bar. A service charge encompasses 24hour reception cover, business office management, porter and maintenance service, and also includes water charges, buildings insurance, upkeep of the buildings and gardens, lifts and fire alarms.

Westley Court really does stand out from the crowd if you are seeing a luxurious retirement property. Many facilities are available via Westley Court with a visiting hairdresser, chiropodist, fish monger and personal delivery from Lionfields Store in Cookley. The communal facilities are extensive including residents restaurant, bar, TV lounge, organised classical musical evenings and many other events.

Westley Court Care Home, adjacent to the apartments, has 30 beds and is owned by Alpha Care Limited and can supply lunches daily to residents either in the restaurant or in their apartment.

For an insight into Westley Court please visit www.westleycourtapartments.co.uk which is a very informative site organised and run by Westley Court Management Limited.

From the main corridor a front door opens into the:

Reception Hall - Double door airing cupboard with slatted shelving. Ceiling light point. Door to 'Jack' n 'Jill' refitted en-suite shower room. Door to lounge.

Lounge - 17' 2" x 14' 1" (5.24m x 4.28m) Two front facing UPVC double glazed windows. Front facing UPVC double glazed patio doors. Two ceiling light points. One wall light point. Coving to ceiling. Telephone point. TV aerial point. Smoke alarm. Feature fireplace with marble back and hearth. Night storage heater. Double doors open into the kitchen. Further double doors opening into the master bedroom & bedroom 2/dining room. A large open lounge area.

Kitchen - 8' 5" x 8' 0" (2.57m x 2.43m) Part tiled. Roll top working surfaces and a range of base units and wall cupboards. integrated 'NEFF' electric oven, electric hob and extractor hood over. Stainless steel sink and drainer. Space and plumbing for washing machine. Space for fridge freezer. Coving to ceiling. Ceiling light point. Double doors opening into the lounge.

Bedroom No 1 - 16' 1" x 10' 4" (4.89m x 3.16m) Front facing UPVC double glazed window. TV aerial point. Two ceiling light points. Night storage heater. Built-in bedroom furniture to include two sets of double door wardrobes, over bed storage cupboards, dressing table and beside cabinets. Window seat with storage beneath. Door to:

Refitted En-suite Shower Room - 10' 0" x 6' 3" (3.06m x 1.90m) Part tiled. 'Armitage Shanks' w.c. and wash hand basin with tiled splash back, both set into a wall unit. Walk-in double shower with 1.56m shower tray. Tiled floor. Extractor fan. 'Dimplex' wall heater.

Bedroom No 2/Dining Room - 16' 0" x 10' 5" (4.88m x 3.18m) Front facing UPVC double glazed window. Two ceiling light points. Night storage heater. Two sets of double door wardrobes. Door to bathroom. A further double bedroom which current vendors use as a dining room.

Bathroom - 10' 4" x 6' 4" (3.15m x 1.92m) Fully tiled. White suite comprising panelled bath, w.c. and wash hand basin set into wall unit. Corner vanity unit. Folding door opens to:

Inner Rear Hall - Door opening to the communal corridor. Currently used as storage area.

SERVICES: Mains services connected to the property include water, electricity and mains drainage.

TENURE: Leasehold. The apartments are held on a leasehold ownership where the leaseholders combined together to purchase the freehold in June 2000. Each purchaser will receive shares in the freehold management company, Westley Court Management Ltd.

Service Charge – We understand the Service Charge currently being levied is £345.00 per calendar month which covers 24 hour security including day and night porter, CCTV security systems, water rates, buildings insurance, exterior window cleaning, lifts and garden maintenance, fire alarms, management and maintenance of the heating, internal corridors, common parts, residents lounge and dining areas etc.

CURRENT COUNCIL TAX BAND: E

FIXTURES & FITTINGS: Any fixtures and fittings not mentioned in these Sale Particulars are excluded from the sale. Certain fixtures and fittings may be available by separate negotiation with the vendors.

VIEWING: By appointment with the agent's offices.

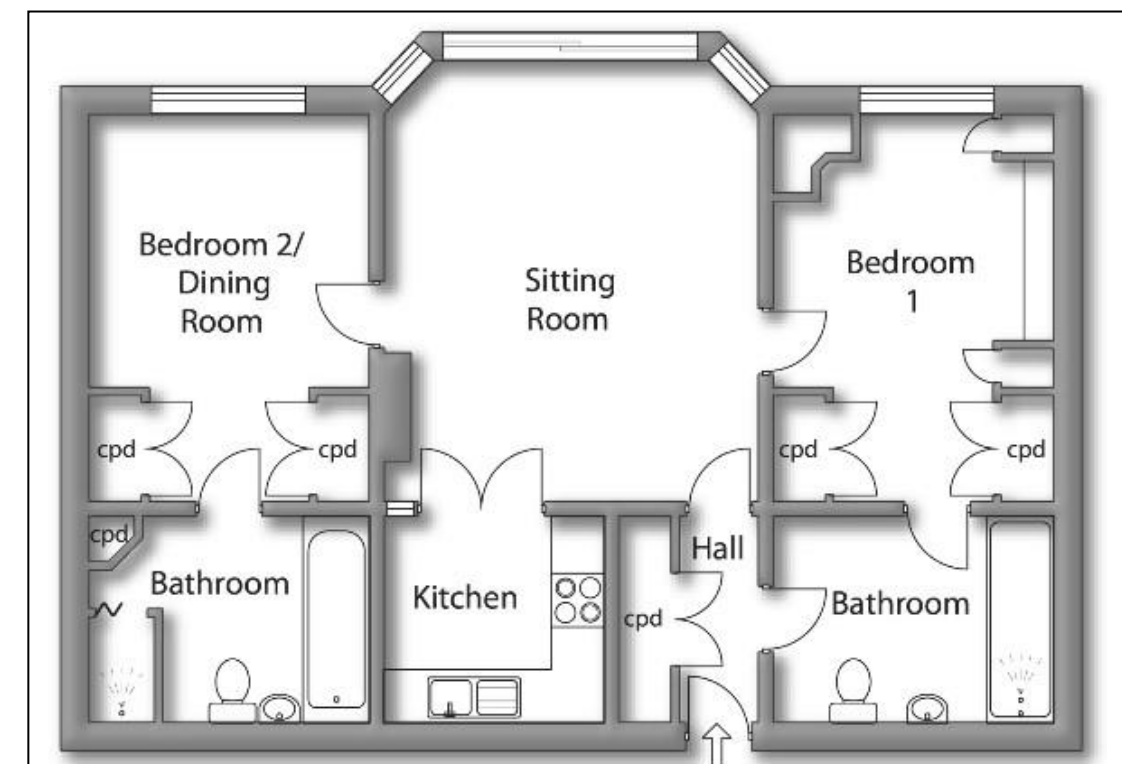
DIRECTIONS TO THE PROPERTY: From Kidderminster town centre proceed through the Horsefair and follow the A449 Wolverhampton signposts. The turning for Westley Court will be seen on the left hand side immediately after the Island Pool Public House.

MORTGAGE ADVICE: Phipps & Pritchard Financial Services Ltd computerized software enables advice to be given on the whole of the market which shows a clear comparison between lenders interest rates and fees. Contact Mr Nigel Clee at the Kidderminster office. Authorised and regulated by the Financial Conduct Authority.

SURVEYS & VALUATIONS: Phipps & Pritchard with McCartneys carry out Homebuyers Reports & Valuations. Should you purchase a property from another Agent, or a Private Vendor, we would welcome your enquiry and be pleased to discuss your requirements. Please contact David Hughes at our Survey Department on 01584 813766 for further information.

Find us on the following websites:
www.phippsandpritchard.co.uk
www.onthemarket.com
www.rightmove.co.uk

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