



**LexAllan**

local knowledge exceptional service

69 Westley Court Austcliffe Lane, Cookley, DY10 3RT

**\*\* JUST TAKE A LOOK AT THE ACCOMMODATION ON OFFER \*\***

This charming second floor apartment in the ever so popular 'Westley Court' has been well maintained but is now in need of some TLC. Surrounded by picturesque views of canal & countryside, this truly is a must view for those looking for an easy life. In brief the property comprises; entrance hall, lounge/diner, kitchen, master bedroom with en-suite along with a further double bedroom. Not only all of this but it is also offered with NO UPWARD CHAIN. Call today to arrange your viewing.

**Entrance Hall**

Doors radiating off, large storage cupboard.

**Lounge**

22'10" x 14'2" (6.98 x 4.33)

Window to front with far reaching views of the canal, storage heaters, doors radiating off.

**Kitchen**

Variety of wall and base units, electric oven, integrated microwave, plumbing for washing machine & dishwasher, sink and drainer, integrated fridge/freezer.

**Bedroom 1**

15'0" x 10'5" (4.59 x 3.20 )

Two wardrobes, window to front, electric storage heater, door off to en-suite.

**En-Suite**

Shower, wash hand basin, w.c vanity, electric heater, door to lobby.

**Lobby**

Additional secure door giving access to the communal hall.



### Dining Room 16'3" x 10'5" (4.96 x 3.19)

Two large wardrobes, window to front, electric storage heater.

### Communal Grounds

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

### Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 164 years remaining on the lease and a service charge of £769.84 per month. A buyer is advised to obtain verification from their solicitor. There will also be an event fee of 3% payable when you come to sell the property

### 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 £240 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.

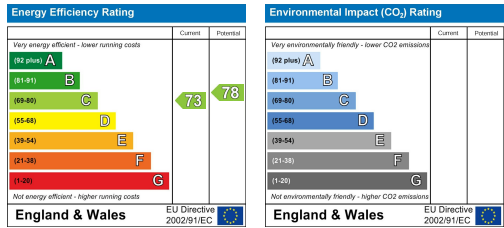
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Event Fee

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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