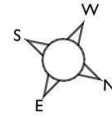


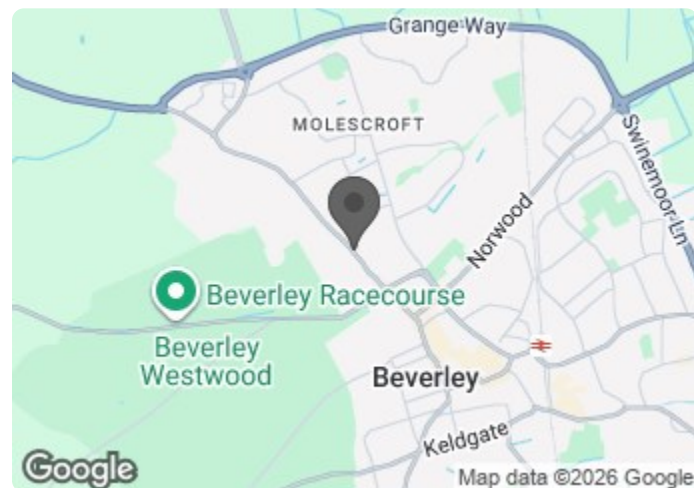
Westwood Manor, Apartment 17, 4, Langholm Close, Beverley  
Approximate Gross Internal Area  
49 Sq M/527 Sq Ft



**First Floor**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 17 Westwood Manor

Langholm Close, Beverley, HU17 7DH



**Asking price £259,950 Leasehold**

A beautifully bright, 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

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Registered in England and Wales No. 10716544



# Westwood Manor, Langholm Close, Beverley

## 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 70 years or over.

## Retire to Beverley

Nestled in the heart of East Riding of Yorkshire, Beverley 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

# 1 Bed | £259,950

- 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

