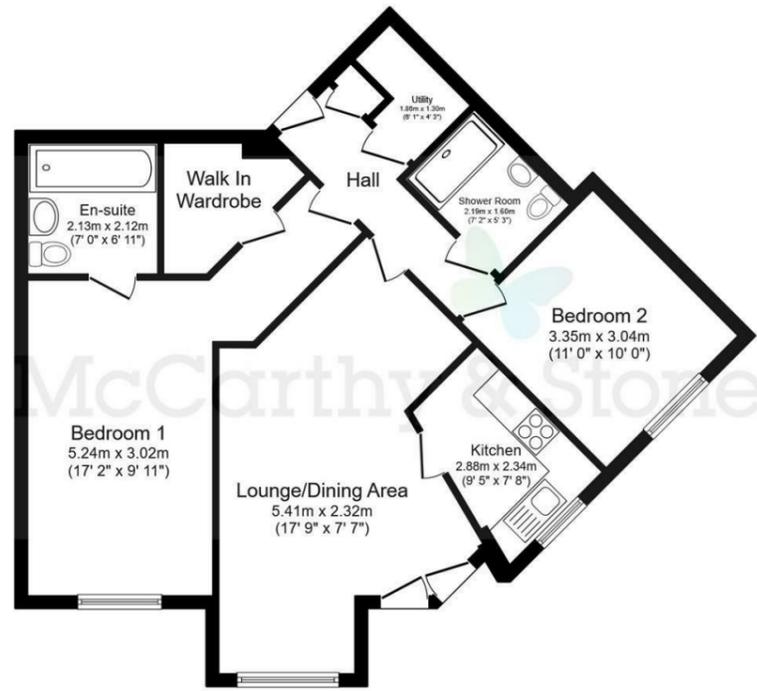


# McCARTHY STONE RESALES

## 10 LOWESTONE COURT STONE LANE, STOURBRIDGE, DY7 6EX



From Contract Date, m. (829 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: E



| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            | <b>86</b> | <b>86</b> |
| (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 |           |           |



Luxury GROUND FLOOR retirement apartment for OVER 60's in OUR prestigious LOWESTONE COURT development in KINVER.

The property offers generous proportions with the accommodation briefly comprising of TWO DOUBLE BEDROOMS. ENSUITE BATHROOM and separate SHOWER ROOM. Spacious dual aspect living room with FRENCH DOORS TO PATIO AREA, Modern fitted kitchen with INTEGRATED APPLIANCES.

Viewing is highly recommended to fully appreciate the accommodation on offer.

### ASKING PRICE £299,500 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# LOWESTONE COURT, STONE LANE, KINVER, STOURBRIDGE, DY7 6EX

## LOWESTONE COURT

Lowestone Court is a McCarthy and Stone 'Retirement Living' development, offering independent living and being situated in the heart of the delightful South Staffordshire village, Kinver. The beautiful village is steeped in history and surrounded by wonderful countryside, including Kinver Edge and the Rock Houses. Kinver offers a range of amenities, all within close proximity to the development, which include; convenience stores, post office, library and medical centre, together with a choice of lovely pubs and restaurants.

Lowestone Court is positioned within a few minutes walk of the bustling Kinver High Street and has been designed and constructed with modern living in mind. Each apartment is designed to be light, spacious and well appointed with design features including; underfloor heating, full double glazing, raised height electric sockets to reduce bending, illuminated light switches and stylish contemporary kitchens and bathrooms.

The dedicated House Manager is on site from 8.30am - 2.30pm during the week to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and

family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## ENTRANCE HALLWAY

Front door with letter box and spy hole opens into the hallway. This large entrance hall has a door to the storage cupboard/walk-in utility cupboard which houses the hot water and heating system and a washer/dryer machine. Ceiling light fittings. Wall mounted door entry system and emergency call module. All other doors leading to the living room, both bedrooms and the shower room.

## LIVING ROOM

A delightful bright and airy living room with thanks to the two sets of double glazed dual aspect floor to ceiling french doors which open splendidly out to the private patio area. There is then a further side window. The room has a feature fireplace with inset electric fire, creating a great focal point. Two ceiling light fittings, TV point with Sky+ connectivity and telephone point. Oak effect part glazed door opens to the Kitchen.

## KITCHEN

Fitted kitchen with a range of wall and base units with granite styled work surfaces with matching up stand. Easy access oven with space for a microwave above. Four ringed induction hob with chrome extractor hood above. Stainless steel sink unit with single drainer and mixer tap. Large double glazed window with blind. Tiled floor.

## MASTER BEDROOM

A large master bedroom with a walk in wardrobe housing shelving and rails. A further door leads to an ensuite bathroom. Ceiling light fitting. TV point. Telephone point. Double glazed window.



## 2 BED | £299,500

## EN-SUITE

A modern fully tiled bathroom comprising white suite with bath and shower over and glass screen. Vanity unit with inset wash hand basin and mirror and shaver point above. WC with concealed cistern. Ceiling light. Emergency pull cord. Tiled floor

## SECOND BEDROOM

This second double bedroom could also be used as an office, hobby room or second reception room. Central ceiling light fitting. TV point. Power points. Double glazed window.

## SHOWER ROOM

Fully tiled comprising white suite, level access shower with glass screen, pedestal wash hand basin, with fitted mirror above. WC with concealed cistern. Heated towel rail. Emergency pull cord.

## PARKING

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £4,078.83 per annum (up to financial year end 30/09/2024)

## GROUND RENT

Ground rent: £495 per annum.  
Ground rent review: 1st June 2030.

## LEASE LENGTH

125 years from 1st June 2015.

