melvyn Danes
ESTATE AGENTS

Westhall Court

1 Sheldon Heath Road

75% Shared Ownership £101,250

Description

RETIREMENT LIVING - A well presented, first floor apartment in a retirement complex offering a wealth of amenities with NO ONWARD CHAIN.

75% SHARED OWNERSHIP

Westhall Court is a purpose built complex which offers well appointed apartments and a wealth of communal facilities including a restaurant, resident lounge, hair salon, hobbies room and launderette.

This first floor apartment comprises: private entrance hall, lounge, kitchen, two bedrooms and a Jack and Jill wet room.

Further benefiting from double glazing, under floor heating, immaculate grounds and resident/visitor parking.

Accommodation

Secure Communal Entrance

Lift And Stairs To All Floors

Private Entrance Hall
7'11 max x 11'1 max (2.41m max x 3.38m max)

Lounge Area
10'6 x 15'6 (3.20m x 4.72m)

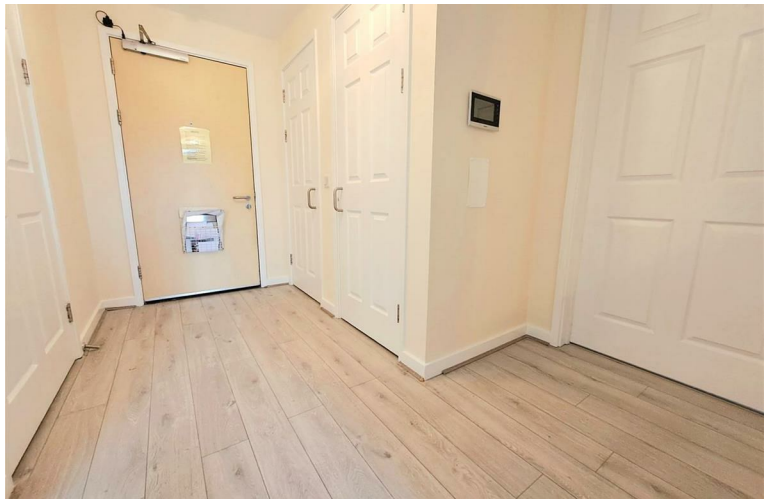
Kitchen Area
10'4 x 8'4 (3.15m x 2.54m)

Bedroom One
9'11 x 16' (3.02m x 4.88m)

Bedroom Two
7'11 x 11'3 (2.41m x 3.43m)

Jack & Jill Wet Room
9'10 max x 7'4 max (3.00m max x 2.24m max)

Communal Gardens



TENURE: We are advised that the property is Leasehold

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

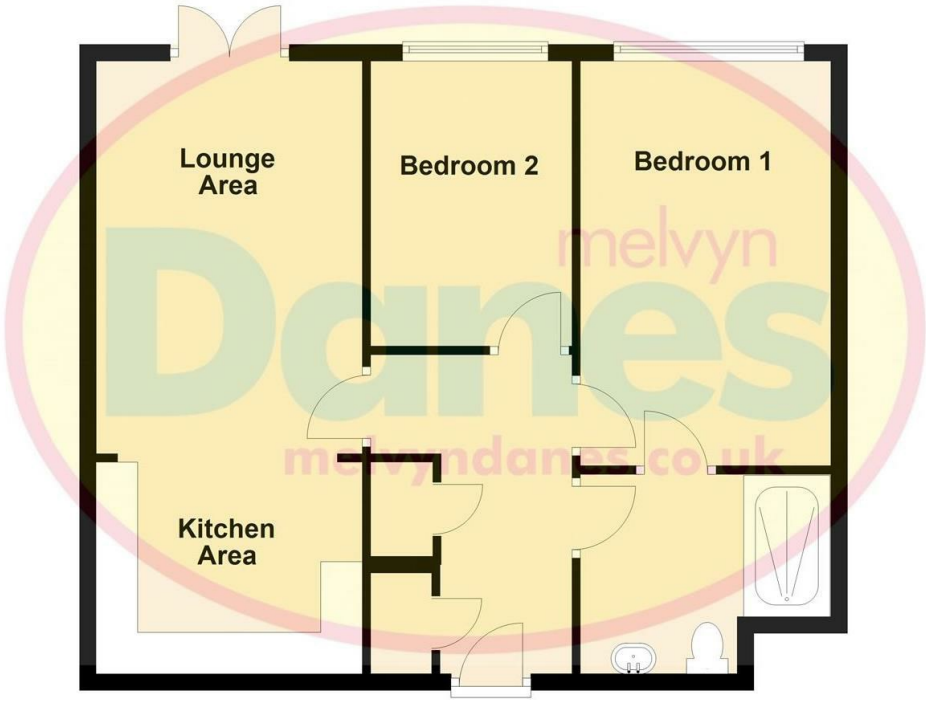
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 17/02/2026 we understand that the standard broadband download speed at the property is around 11 Mbps, and the estimated fastest download speed currently achievable for the property postcode area is around 1800 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

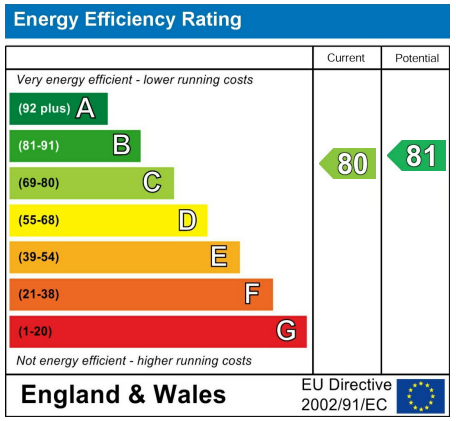
First Floor

Approx. 64.3 sq. metres (692.6 sq. feet)



Total area: approx. 64.3 sq. metres (692.6 sq. feet)

Flat 42 Westhall Court 1 Sheldon Heath Road Sheldon B26 2DQ
Council Tax Band: B



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.