



Total floor area 50.2 m<sup>2</sup> (540 sq.ft.) approx

Printed Contact Details...

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: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</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		

## McCARTHY STONE RESALES

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## McCARTHY STONE RESALES

### 19 KILHENDRE COURT 43 BROADWAY NORTH, WALSALL, WS1 2QJ



A fantastic opportunity to acquire a beautifully presented ONE BEDROOM retirement apartment with STUNNING PARK VIEWS.

The property is immaculately presented throughout having a generous living room with Walk out Balcony. Modern fitted kitchen with a range of appliances and a good sized master bedroom with walk in wardrobe.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER

Part of our Retirement Living range of properties for Over 60's

## OFFERS IN THE REGION OF £155,000

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

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



# KILHENDRE COURT, 43 BROADWAY NORTH, WALSALL

**1 BED | £155,000**

## KILHENDRE COURT

Kilhendre Court is set in a beautiful location overlooking the Arboretum designed by market leaders McCarthy & Stone exclusively for the over 60s. This Retirement Living development gives you the best of both worlds. You have the benefit of owning your own home, free from worries about external maintenance or gardening. For further peace of mind there's a door entry system linked to your TV, so you can see who's there before letting anyone in, an intruder alarm and a 24 hour emergency call system, giving assistance whenever you need it.

This development has everything you need to get on with a full and active life. There's private car parking on-site, as well as a homeowners lounge and landscaped gardens where you can enjoy the company of friends and family. There's even a guest suite with TV and tea and coffee making facilities so you can invite your friends and family to come and stay (subject to availability and usually for a fee around £25 per night). Nearby, homeowners can enjoy Walsall town centre that boasts a variety of shops, restaurants and cafés. There's a wide selection of retail, including Saddlers Shopping Centre, which includes over 40 stores across two floors.

## ENTRANCE HALL

The entrance door leads into a welcoming entrance hallway having a door to walk in storage cupboard. Further doors leading to the

living room, shower room and bedroom. Wall mounted emergency intercom. Ceiling light and power points.

## LIVING ROOM

A well proportioned living room with a walk out balcony having attractive park views. TV and telephone points. Two ceiling lights. Raised electric power sockets. An attractive feature fireplace with electric fire makes a lovely focal point

Partially glazed doubled doors lead into a separate kitchen.

## KITCHEN

A modern fitted offers a range of wall and base units with complimentary work surfaces. Having integrated appliances to include fridge/freezer, four ringed hob with tiled splash back and extractor hood above. Built in electric oven with space for a microwave above. Stainless steel sink with drainer and mixer tap sits in front of a double glazed window.

## BEDROOM

A double bedroom having a floor to ceiling window offering attractive Park Views. Central ceiling light. Power points. Telephone point. Door to walk in wardrobe with hanging rail and shelving.

## SHOWER ROOM

A fully tiled shower room comprising; shower cubicle with sliding door; WC; Wash hand basin with mirror and shaver point above. Heated towel rail. Emergency pull cord.

## GROUND RENT

Annual fee - £425

## PARKING PERMIT SCHEME-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 (BREAKDOWN)

- 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, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge £3033.37 per annum (up to financial year end 30/09/2024).

## LEASE INFORMATION

Lease: 125 years from the 1st June 2015  
Ground rent: £425 per annum  
Ground rent review: 1st June 2030

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

