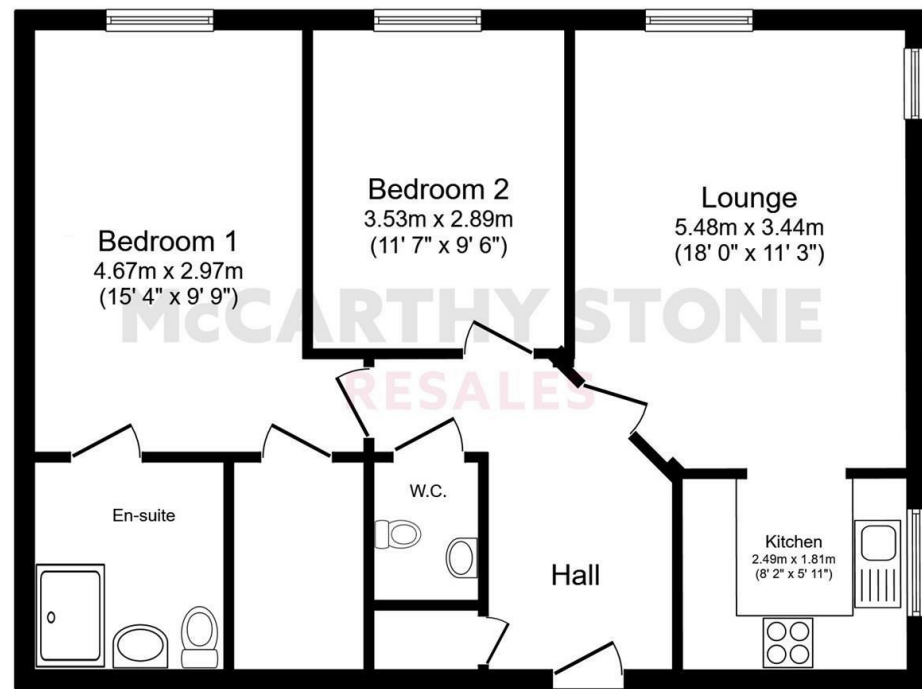


# McCARTHY STONE RESALES

## 16 HENSHAW COURT

295 CHESTER ROAD, BIRMINGHAM, B36 0JQ



Total floor area 68.1 sq.m. (733 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: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</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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A luxury TWO BEDROOM retirement apartment situated on the FIRST FLOOR of our MCCARTHY STONE Retirement Living Development for over 60's.

The well presented accommodation briefly comprises of a spacious lounge, modern fitted kitchen with integrated appliances, two double bedrooms. Master bedroom with walk in wardrobe and ensuite, additional guest WC. Attractive communal gardens.

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

### PRICE REDUCTION

## ASKING PRICE £195,000 LEASEHOLD

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

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

# HENSHAW COURT, 295 CHESTER ROAD,

# 2 BEDROOMS £195,000

## HENSHAW COURT

Henshaw Court is a McCarthy & Stone Retirement Living development made up of 43 one and two bedroom apartments specifically designed for the over 60's. The development sits on Chester Road, in Castle Bromwich. The development has a dedicated House Manager on site during the day to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. Henshaw Court has two reading rooms placed on the first and second floor (served by a lift) with balconies to both. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV 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) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

## 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 to that can assist with service charges or living costs.
- 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 speak with our Property Consultant today.

## ENTRANCE HALL

A solid wood front door with spy hole and letter box opens into the hallway. There is a door off to a good size walk in storage cupboard. All other doors lead to the living room, both bedrooms and guest WC.

## LIVING ROOM

Good size, dual aspect living room with feature fireplace creating a great focal point for the room. Floor to ceiling windows with very pleasant outlook. There's a TV point with Sky+ connectivity. Telephone point. Power points. Ceiling light. An oak effect part glazed pocket door leads into the separate kitchen.

## KITCHEN

A modern and well presented fully fitted kitchen with integrated appliances, tiled floor and splash back. Integrated fridge and freezer. Built in oven, with space for a microwave above. Four ringed glass hob with extractor hood over. The stainless steel sink, with drainer and mixer tap, sits beneath a double glazed window. Offering a range of base and wall units. Plinth heater and tiled flooring

## MASTER BEDROOM

A good size double bedroom with floor to ceiling window. TV and telephone points. A range of power sockets and ceiling light fitting.

Walk in wardrobe with hanging rail and shelving. Further door to a shower room ensuite.

## ENSUITE SHOWER ROOM

This fully tiled modern fitted suite comprises; walk in level access shower with grab rails and glass screen, WC, vanity unit with wash hand basin inset and a fitted mirror above. Heated towel rail and downflow heater.

## BEDROOM TWO

A second double bedroom previously used as an office/study. Ceiling light, Power sockets, TV/Telephone point.

## GUEST WC

A guest WC is conveniently located off the entrance hallway, having a low level WC and a wash hand basin. Heated towel rail.

## SERVICE CHARGE DETAILS

- 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. The service charge is £3,731.40 per annum (for financial year ending 31/03/25)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## OWNERSHIP DETAILS

Lease term 125 years from 1st June 2013  
Ground rent £495 per annum  
Ground rent review date: 1st June 2028

## 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.

## ADDITIONAL INFORMATION & SERVICES

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

