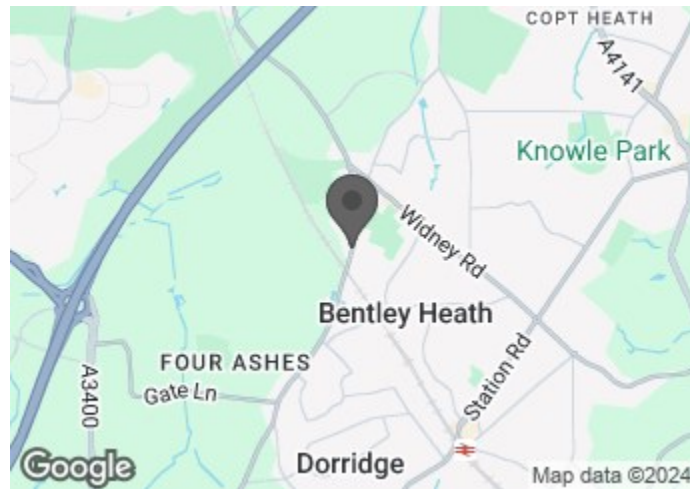


McCARTHY STONE RESALES

49 RAVENSHAW COURT FOUR ASHES ROAD, SOLIHULL, B93 8NA



COUNCIL TAX BAND: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

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JOIN US FOR TEA AND CAKE - FRIDAY 25TH OCTOBER 2024 - FROM 10AM-4PM - BOOK YOUR PLACE TODAY!

** EXPECT TO BE IMPRESSED** by this beautifully presented TWO BEDROOM RETIREMENT APARTMENT which forms part of McCarthy & Stone's Retirement Living PLUS range. Ravenshaw Court is located opposite fields which provide a lovely outlook.

The apartment is located to the FIRST FLOOR with the development offering LIFTS TO ALL FLOORS. The accommodation briefly comprises of TWO BEDROOMS, spacious LOUNGE/DINER with JULIETTE BALCONY and new carpet, MODERN FITTED KITCHEN, WET ROOM with BATH and SHOWER. MASTER BEDROOM with built in wardrobe and also having new carpet. GUEST WC located off the hallway. Newly installed Gledhill boiler system.

OFFERS IN THE REGION OF £240,000

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

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

RAVENSHAW COURT, FOUR ASHES ROAD, BENTLEY HEATH, SOLIHULL

2 BED | £240,000

****This apartment has a stunning outlook to the fields opposite****

RAVENSHAW COURT

Situated within the leafy village of Bentley Heath, Ravenshaw Court is a stunning development of 51 one and two bedroom apartments, thoughtfully designed exclusively for the over 70s. Ravenshaw Court is one of McCarthy & Stone's Retirement Living PLUS range (known previously as Assisted Living) and is facilitated to provide it's homeowners with extra care. An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge, homeowners are allocated 1 hour's domestic assistance per week; however additional hour's can be arranged by prior arrangement. There are a range of personal care packages to suit your requirements - provided by the Your Life Care & Management team. In addition to the 1 hour's domestic assistance included in your service charge, there are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise: Domestic support, Ironing & Laundry, Shopping, Personal care, Medication, Companionship (please speak to the Property Consultant for further details and a breakdown of charges). Bentley Heath has plenty of green spaces on offer as well as stunning views across the Warwickshire countryside, yet is also in a convenient location for your local amenities with Dorridge village centre less than a mile away, providing a supermarket, convenience store, GP surgery and retailers. Exclusive features available at Ravenshaw Court include; a stylish homeowners' lounge, a table-service restaurant serving hot lunches daily, secluded gardens maintained for you all year round, a function room, and a guest suite. The Homeowners' lounge provides a great space to socialise with friends and family and, 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). With qualified staff on-site 24 hours a day, a 24-hour emergency call system and camera entry system in each apartment, you can rest assured in your new home. Public transport links are also strong in the area with Dorridge train station offering connection to Solihull in just 8 minutes, Warwick in 15 minutes and Stratford-upon-Avon in 30 minutes. The local bus service operates every half an hour to Dorridge,

Knowle, Henley-in-Arden, Stratford-upon-Avon, Solihull and Birmingham - all from bus stops less than 300m from Ravenshaw Court. It is a condition of purchase that residents must meet the age requirement of 70 years 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 front door with spy hole and letter box. Ceiling light fitting. Security door entry speech module and emergency intercom. Doors off to walk-in storage cupboard and separate cloakroom with WC and wash hand basin.

LIVING ROOM

A spacious room with a modern feature fireplace and surround. Double glazed French doors with a Juliette balcony. The room has new carpet, two ceiling light fittings. Sky+ TV point and telephone point. Power points. Oak effect double doors lead to the separate kitchen.

KITCHEN

The kitchen is fitted with a range of wall and base storage units. Fitted roll edge work surfaces with tiled splash back. Integrated fridge/freezer. Four ringed ceramic hob with chrome extractor hood above. Easy access oven with ample space for a microwave above. A stainless steel sink unit sits beneath a double glazed electronically operated window.

MASTER BEDROOM

The master bedroom has been neutrally decorated, new carpet and features a built in wardrobe with mirror fronted doors. Two ceiling light points. TV and telephone point.

WET ROOM

Fully tiled and fitted with suite comprising; low level bath, level access shower, WC, vanity unit with wash basin and mirror above. Slip resistant flooring.

SECOND BEDROOM

A generously sized second double bedroom. Double glazed window. Central ceiling light point. TV point and a range of power points.

PARKING

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, 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 Estate Manager.

Service charge: £12,404.76 per annum (for financial year ending 30/09/2025).

LEASE LENGTH

125 years from 1st June 2015

GROUND RENT

Ground rent: £510 per annum
Ground rent review: June 2030

SERVICES

Services:
Mains water and electricity, Electric room heating, Mains drainage, (these are all standard).

Broadband - *Checker update Standard/ultra-fast OR super-fast. Check by postcode using this link-
<https://www.openreach.com/fibre-broadband>

