

37 Bridgewater Court

Bristol Road, Birmingham, West Midlands, B29 6NE



PRICE: £108,000

Lease: 125 years from 2003

Property Description:

A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT OVERLOOKING GARDENS AND WOODLANDS

Apartment 37 has a 17ft lounge with dining area beside the kitchen and overlooking the gardens; also a feature fireplace. Kitchen equipment (cooker etc.) is inclusive. The main bedroom (also over 17ft) has a built-in wardrobe and TV aerial point. The 2 bedroom can be used as a hobby, work or dining room. The bathroom includes a generous shower cubicle. Bridgewater Court was constructed by McCarthy & Stone (Developments) Ltd and comprises one and two bedroom retirement flats, each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom. The development has the advantage of a Development Manager who, along with the Appello call system, ensures that help is always at hand. It is a condition of purchase that one resident be over the age of 60 years and the second resident over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- Development Manager
- 24 hour emergency Appello call system
- Residents lounge
- Minimum Age 60 for 1st resident and 55 for 2nd resident
- Lifts to all floors
- Guest Suite
- Residents laundry
- To include: Carpets, Cooker, Fridge, Freezer, Electric Fire, Fire Surround.
- Lease 125 years from 2003



**For more details or to make an appointment to view, please contact
Charlotte Harvey**



Total area: approx. 57.6 sq. metres (620.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		86	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		79	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

For Financial Year Ending:

31/08/25

Annual Ground Rent:

£425.00

Ground Rent Period Review:

Next uplift 2026

Annual Service Charge:

£4,371.16

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.