

## 24 Owen Court

2-12 Hollyfield Road, Sutton Coldfield, West Midlands, B75 7SG



**PRICE: £95,000**

**Lease: 125 years from 2007**

### Property Description:

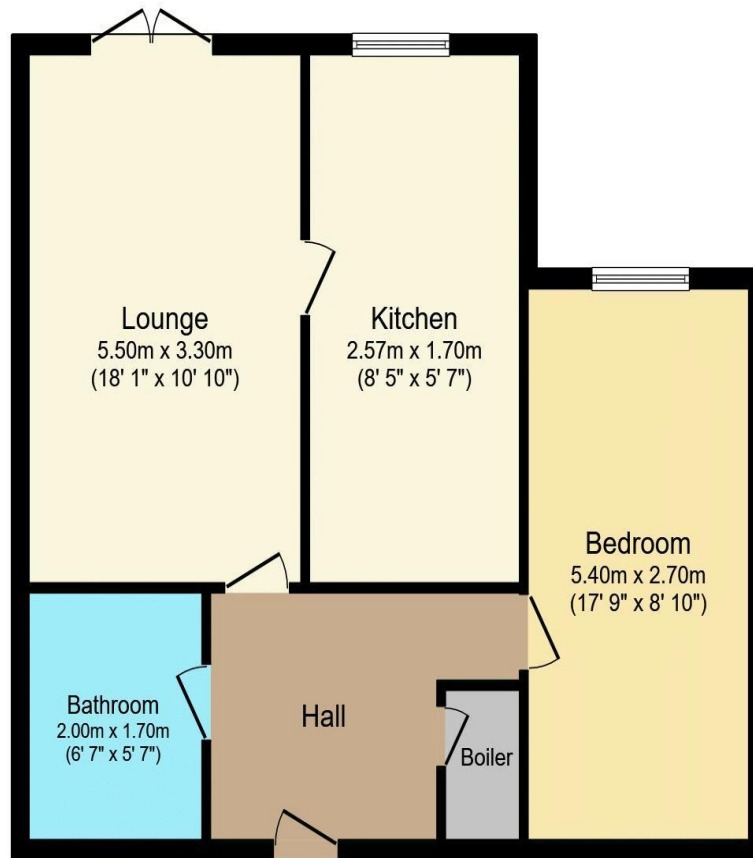
#### **A WELL PRESENTED ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR WITH A JULIETTE BALCONY**

Owen Court is conveniently situated within walking distance of local shops, doctors surgery a short drive away. Bus stop is opposite the development gates. Constructed by McCarthy & Stone (Developments) Ltd and comprises 31 properties arranged over 2 floors, served by a lift. The development consists of thoughtfully laid out one and two bedroom retirement apartments, each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom. All apartments include the 24 hour emergency Appello call system and camera entry system which enables a visitor to be seen before letting them in simply by changing channels on the television set. There is a communal laundry with washing machines and tumble dryers available to residents. Well maintained communal gardens to enjoy. Residents must be over the age of 60 years or in the event of a couple one may be 55 as long as the other one is 60. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Visiting Development Manager
- Guest Suite
- 24 hour Appello call system
- Laundry
- Minimum Age 60
- Camera door entry
- Residents' lounge
- Lift
- Lease: 125 years from 2007



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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	80
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**28/02/2025**

**Annual Ground Rent:**

**£395.00**

**Ground Rent Period Review:**

**Next Uplift 2029**

**Annual Service Charge:**

**£3138.54**

**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.