

## 24 Owen Court

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



**PRICE: Offers in the region of £80,000**      **Lease: 125 years from 2007**

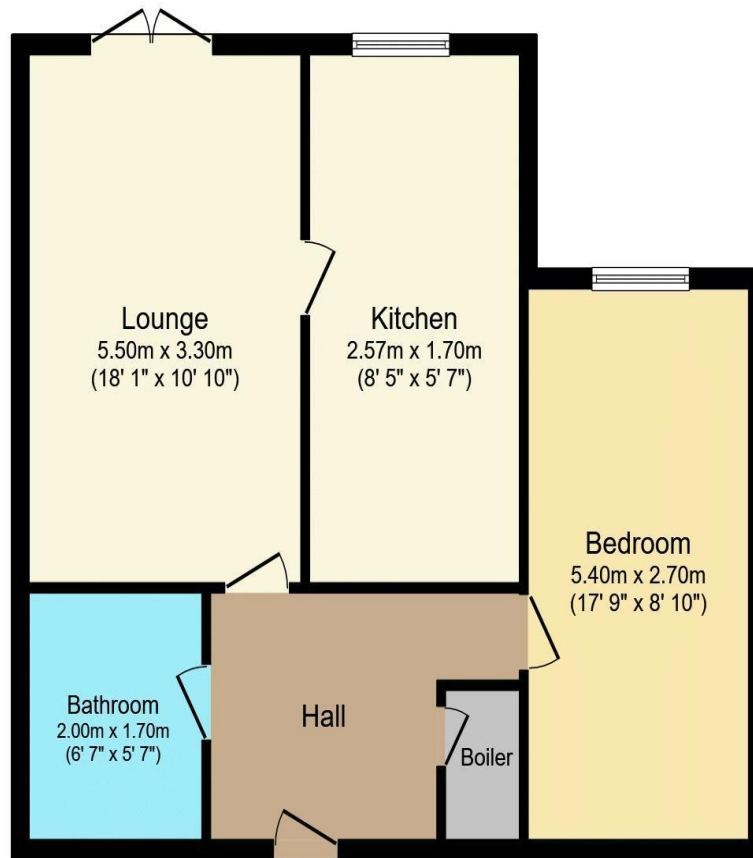
A ONE BEDROOM RETIREMENT APARTMENT OFFERED FOR SALE IN GOOD DECORATE ORDER LOCATED ON THE FIRST FLOOR WITH A JULIETTE BALCONY Owen Court is conveniently situated within walking distance of local shops, doctors surgery a short drive away. Bus stop is opposite the development gates. Constructed by McCarthy & 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 driers available to residents. Well maintained communal

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 MNAEA**



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).  
Powered by [www.focalagent.com](http://www.focalagent.com)

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:**

**28/02/2026**

**Annual Ground Rent:**

**£395.00**

**Ground Rent Period Review:**

**Next Uplift 2029**

**Annual Service Charge:**

**£3,424.92**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
Registered in England No. 3829469



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.