

40 Mills Court

263 Lichfield Road, Sutton Coldfield, West Midlands, B74 2XH



PRICE: £139,000

Lease: 125 years from 2005

Property Description:

A TWO BEDROOM PURPOSE BUILT THIRD FLOOR RETIREMENT APARTMENT BEING OFFERED FOR SALE WITH NO CHAIN OR GROUND RENT. Mills Court is conveniently situated with a host of amenities on its doorstep including shops, cafes, library, two doctors and pharmacy. Bus stop outside the development and a short drive to the local train station. Constructed by McCarthy & Stone (Developments) Ltd and comprises a total of 41 properties arranged over 3 floors each served by lift and within 200m of local amenities. The Development Manager can be contacted from various points within each property in the case of an emergency. In addition to the Development Manager, there is the added security of Appello, which is an emergency monitoring centre providing a response 24 hours a day, 365 days a year for periods when the Development Manager is off duty. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and a bathroom. It is a condition of

Residents' lounge & Communal Garden
Communal Laundry & Guest Suite
Lift to all floors
24 hour Careline response
Within 200m of local amenities

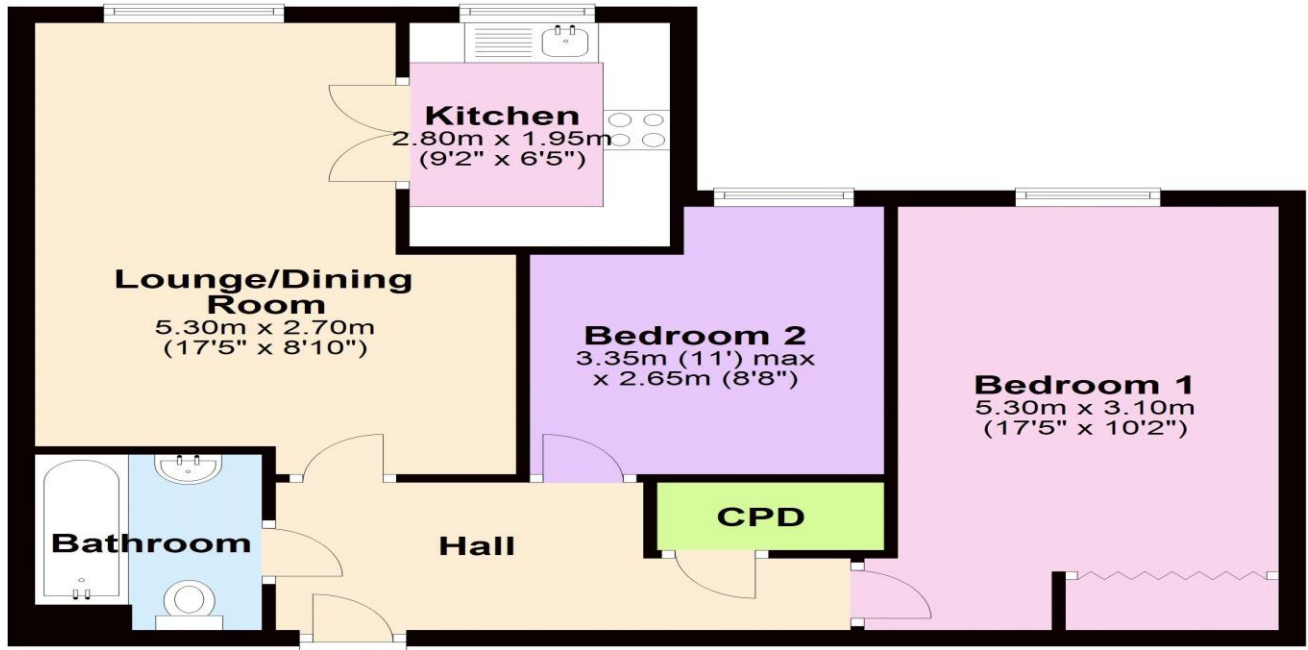
Minimum Age 60
Visiting House Manager
Lease: 125 years from 2005
Service charge £4099.20 Ground rent NA



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

Floor Plan

Approx. 64.0 sq. metres (689.3 sq. feet)



Total area: approx. 64.0 sq. metres (689.3 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			
(69-80) C		77	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/2022

Annual Ground Rent:

£NA

Ground Rent Period Review:

Next uplift 2028

Annual Service Charge:

£4099.20

Council Tax Band:

D

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.