

**3 Bridgewater Court**

**Bristol Road, Birmingham, West Midlands, B29 6NE**



**PRICE: OIRO £80,000**

**Lease: 125 years from 2003**

**Property Description:**

**A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH ACCESS TO PATIO AREA**

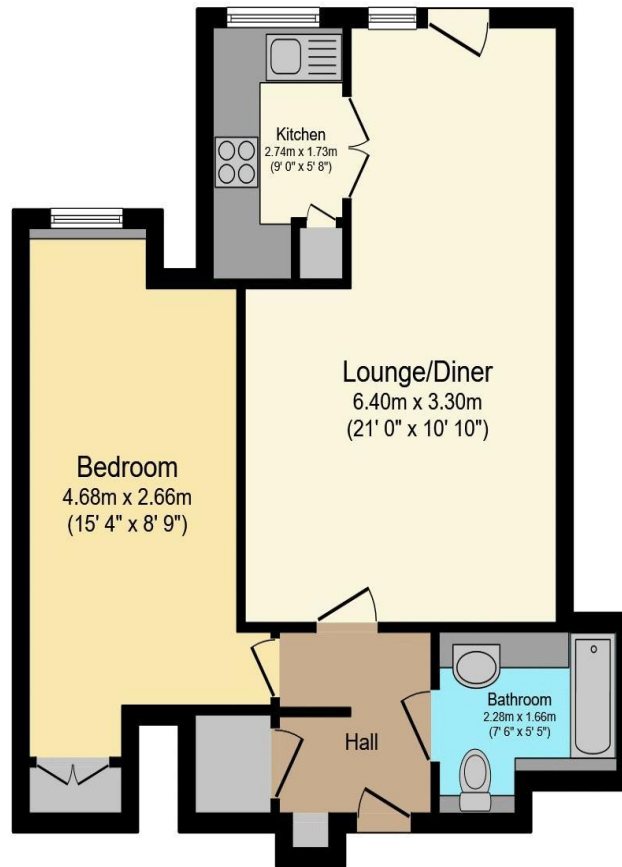
Bridgewater Court is conveniently situated close to local amenities including health centre, Selly Oak Park, Post Office, Selly Oak Shopping Park. Constructed by McCarthy & Stone (Developments) Ltd and comprises one and two bedroom retirement flats, each benefiting from its own private front door, entrance 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 residents be over the age of 60 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

Guest Suite  
Lifts to all floors  
Lease 125 years from 2003



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



Total floor area 52.0 m<sup>2</sup> (560 sq.ft.) approx

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**For Financial Year Ending:**

**31/08/25**

**Annual Ground Rent:**

**£365.00**

**Ground Rent Period Review:**

**2026**

**Annual Service Charge:**

**£2914.10**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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Retirement Homesearch Limited, Registered Office:  
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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.