

## 22 Gracewell Court

1520 Stratford Road, Birmingham, West Midlands, B28 9ET



**PRICE: £97,500**

**Lease: 125 years from 2008**

### Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR  
OFFERED FOR SALE IN EXCELLENT CONDITION

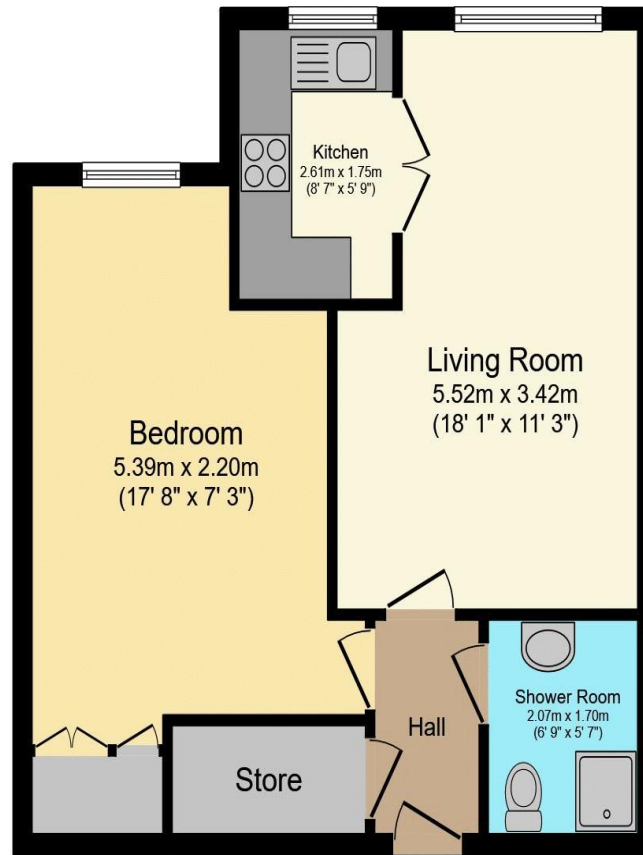
Gracewell Court was constructed by McCarthy & Stone (Developments) Ltd. The development comprises 39 properties arranged over 3 floors each served by a lift. The Development Manager can be contacted from various points from within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. 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  
Minimum Age 60  
Residents Lounge & Communal Gardens  
24 Hour Emergency Appello call System  
Car Park and Security Entry System

Guest Suite  
Lift  
Communal Laundry facilities  
Lease: 125 years from 2008

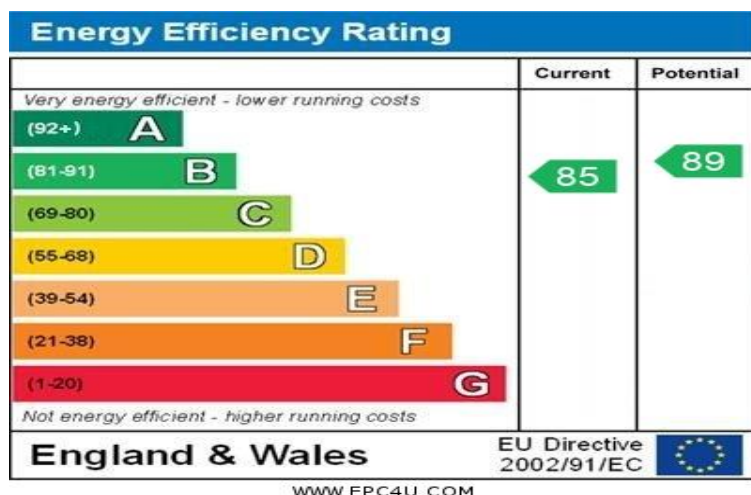


**For more details or to make an appointment to view, please contact  
Charlotte Harvey MNAEA**



Total floor area 50.0 m<sup>2</sup> (538 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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**For Financial Year Ending:**

**28/12/26**

**Annual Ground Rent:**

**£425.00**

**Ground Rent Period Review:**

**2030**

**Annual Service Charge:**

**£3,968.20**

**Council Tax Band:**

**B**

**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.