

1 Royal Court

Birmingham Road, Sutton Coldfield, West Midlands, B72 1LY



PRICE: £125,000

Lease: 125 years from 1994

Property Description:

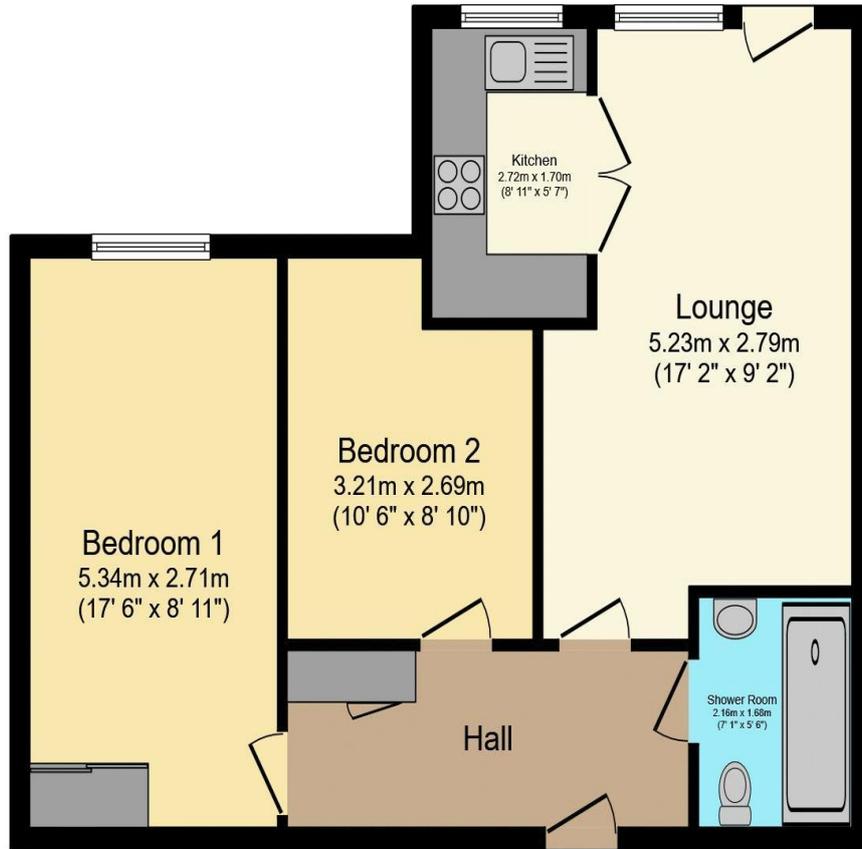
A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT BENEFITING FROM UPDATED KITCHEN, NEW CARPETS AND HAVING BEEN RECENTLY RE-DECORATED THROUGHOUT. Royal Court is situated in an excellent position for all the local bus routes with bus stop outside in a popular residential area. Approximately one mile to Sutton Coldfield town centre and nearby to Doctors, shops and restaurants. Constructed by McCarthy & Stone (Developments) Ltd and comprises 40 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points 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 response 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, or in the event of a couple, one must be over the age of 60 years

Residents' lounge
Communal Laundry
24 hour emergency Appello system
Lift to all floors
Minimum age 60

Guest Suite
Development Manager
Lift to all floors
Lease: 125 years from 1994



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



Total floor area 57.8 sq.m. (622 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	73	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£585.60

Ground Rent Period Review:

2038

Annual Service Charge:

£5153.62

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.