

45 Millers Court

Haslucks Green Road, Solihull, West Midlands, B90 2ND



PRICE: £93,000

Lease: 125 years from 1999

Property Description:

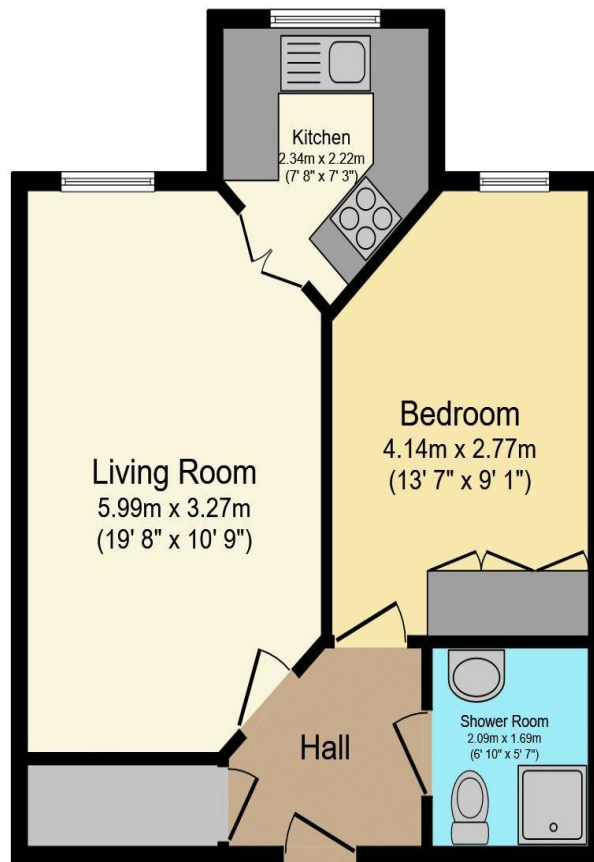
A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH MODERN KITCHEN AND SHOWER ROOM. Millers Court has two close bus stops, train station and a Drs surgery. The shops opposite the development include, Hairdressers, Fish & chips, Dry Cleaners, Sainsburys, Butchers, Café, Indian Restaurant and a Chinese Takeaway. Millers Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 54 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 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, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our

Residents' lounge
Minimum Age 60
24 hour emergency Appello call system
Development Manager
Communal Laundry facilities

Guest Suite
Lift to all floors
To include all carpets
Lease: 125 years from 1999

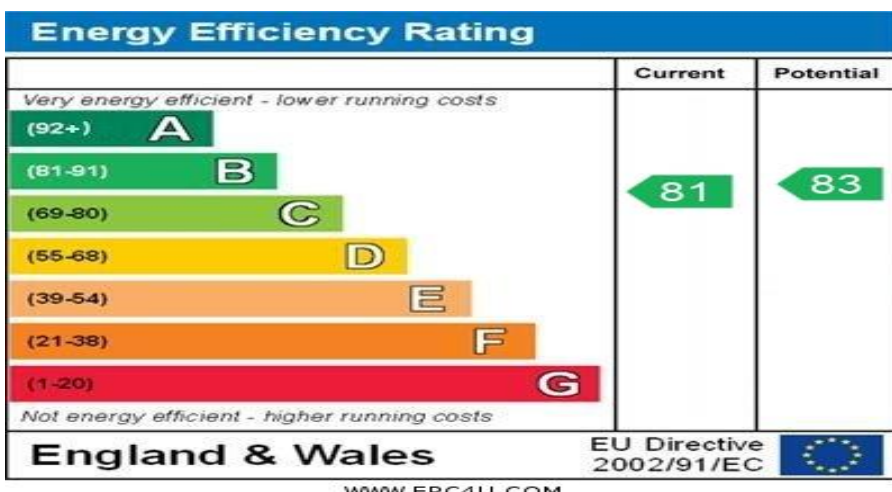


**For more details or to make an appointment to view, please contact
Charlotte Harvey MNAEA**



Total floor area 39.7 sq.m. (427 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:

31/08/2025

Annual Ground Rent:

£705.13

Ground Rent Period Review:

2043

Annual Service Charge:

£2980.70

Council Tax Band:

C

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.