

307 Guardian Court (Northfield)

Frankley Beeches Road, Birmingham, West Midlands, B31 5LX



PRICE: £57,500

Lease: 99 years from 1998

Property Description:

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT OFFERED FOR SALE WITH NO CHAIN.
70% SHARED OWNERSHIP

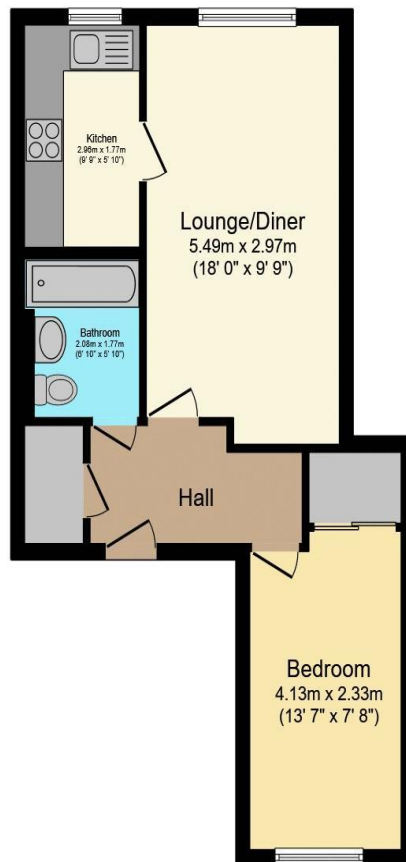
At Guardian Court leasehold retirement development in Northfield, we manage 16 one bedroom and 16 two bedroom purpose-built properties for sale for people over the age of 60. These properties are offered for sale at a price 30% below current market value. This is possible due to a grant provided by the Government. The grant gives an opportunity to those who could not otherwise afford to purchase purpose built retirement accommodation. The development is situated in a residential suburb with regular buses from outside the estate to nearby Northfield shopping centre which has a wide range of shops, supermarkets, banks and building societies. Northfield centre offers a range of leisure facilities with several pubs, cafes, restaurants and a swimming pool. There is a surgery and pharmacy both within reasonable distance. The city of Birmingham is easily accessible by bus, train or car and has the usual facilities associated with a city of this size. Northfield is also convenient for visiting the Lickey Hills for pleasant walks and lovely views of the surrounding area. In addition to each individual private property, at Guardian Court we provide a communal laundry, pleasant gardens, and 17 car parking spaces. The estate manager is on site 20 hours per week to offer help, advice and co-ordinate any services provided.

70% Shared Ownership
Car Parking (not allocated)
Non-resident management staff (part time)
Bus routes nearby

Communal Garden
Minimum age 60
Careline alarm service



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



Total floor area 43.3 sq.m. (466 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).
Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

For Financial Year Ending:

31/3/26

Annual Ground Rent:

£N/A

Ground Rent Period Review:

N/A

Annual Service Charge:

£2842.08

Council Tax Band:

A

Event Fees:

**TBC Transfer
TBC Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

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