

## **10 Damson Court**

**Rosy Cross, Tamworth, Staffordshire, B79 7NE**



**PRICE: £145,000**

**Lease: 125 years from 2006**

### **Property Description:**

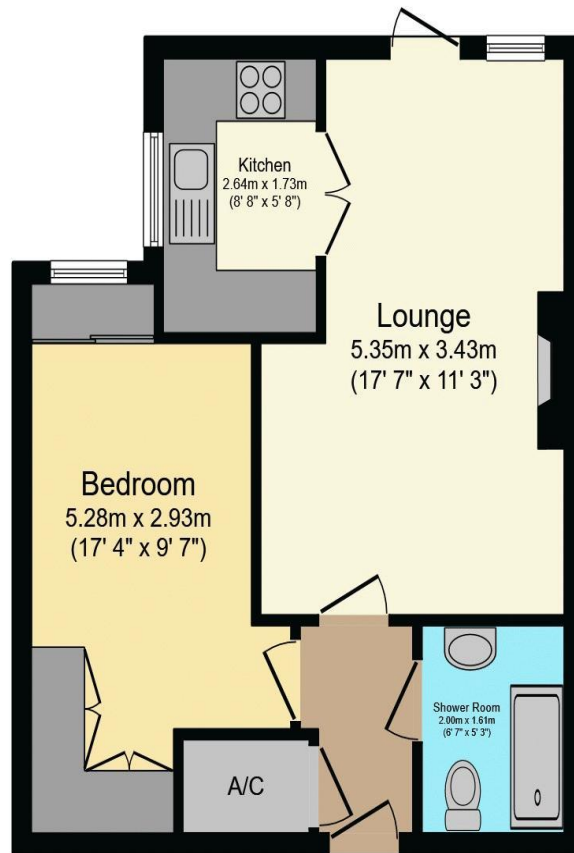
A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH DIRECT ACCESS ONTO COMMUNAL GARDENS. Damson Court was built by McCarthy & Stone Developments Ltd and completed in 2006. The development consists of thoughtfully laid out one and two bedroom retirement apartments each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom. 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. 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 Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge  
Guest Suite  
Laundry room & Lifts to all floors  
Residents communal garden  
Development Manager

Minimum Age 60  
Emergency Appello System  
Security door entry system  
Lease 125 years from 2006



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



Total floor area 41.6 sq.m. (448 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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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>	66 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**For Financial Year Ending:**

**28/02/2026**

**Annual Ground Rent:**

**£395.00**

**Ground Rent Period Review:**

**2029**

**Annual Service Charge:**

**£3150.38**

**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.