



Ravenshaw Court, Four Ashes Road, Bentley Heath, Knowle.

Guide Price £259,950

Hawkins & Patterson
ESTATE AGENTS

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Ravenshaw Court, Four Ashes Road, Bentley Heath, Knowle.

Access to Ravenshaw Court is very secure to make residents feel safe. A gated driveway leads into the residents and visitors car park. A communal door with intercom video entry system leads into the entrance lobby with the managers office and reception desk to the left hand side.

The apartment is situated on the ground floor to the end of the corridor, as the apartment is on the end it benefits from extra window on the side offering more natural light to the living room. Access to the apartment is gained via a solid oak entrance door with spy hole leading to;

WELCOMING ENTRANCE HALL

Emergency pull cord system, mains smoke alarm, useful cloaks cupboard and separate siring cupboard.

SPACIOUS LOUNGE/ DINING ROOM

Enjoying the benefit of double glazed windows to the side offering ample light, french doors to the patio, TV & telephone points.

PAVED PATIO TERRACE

Enjoying delightful views over the matured communal gardens, an ideal space for residents that don't want to be locked up inside and potter with some plants or relax and sit outside with a drink.

FITTED KITCHEN

A wide range of modern fitted base, wall and drawer units, roll top worksurfaces, feature tiling to splashbacks and floor, built in eye level electric oven, four ring hob and extractor over, space for microwave, integrated fridge/ freezer, sink drainer unit, electric opening double glazed window.





DOUBLE BEDROOM

Double glazed window with a pleasant view over the gardens, fitted wardrobes with ample storage, shelving and hanging rails. TV & telephone points and emergency pull cord.

WET ROOM/ BATHROOM

A very spacious, beautifully appointed, fully tiled wet room with slip resistant flooring, open shower area and thermostatic shower, rail with shower curtain, white suite of wall mounted WC, fitted grab rail, wash basin with vanity drawers and mirror over, panelled bath, electric towel rail, extractor, emergency pull cord.

COMMUNAL LOUNGE

A beautifully appointed room with plenty of seating areas for residents ideal for space to entertain visitors, or socialise with neighbours and make friends.

RESTAURANT

There is an onsite restaurant which offers freshly cooked meals at discounted prices for residents who don't want to cook.

FUNCTION ROOM

A perfect space for smaller gatherings with friends and family. You could host a dinner party in here or even a book club.

BUGGY STORE

The buggy store provides a safe and secure location to store and charge your mobility scooter.





LAUNDRY

The laundry room provides a practical space & is equipped with several washing/drying machines, iron and ironing board

GUEST SUITE

The Guest Suite is perfect for when friends or family come to visit. Note. Additional charge applies.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

Service charge: £8,669.41 per annum (for financial year ending 30/09/2024)

LEASE INFORMATION

Lease term: 125 years from 1st June 2015

Ground rent: £425 per annum

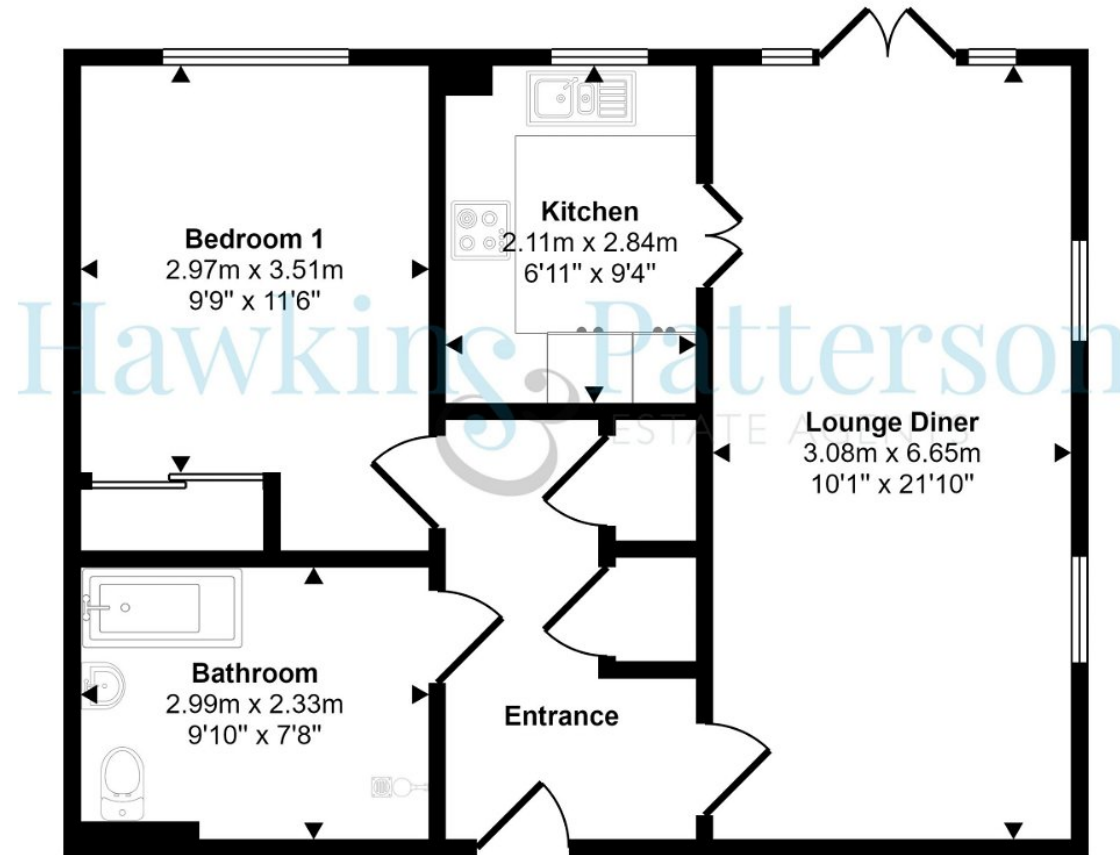
Ground rent review: 1st June 2030

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage.



Approx Gross Internal Area
56 sq m / 608 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.