

CHRIS FOSTER & Daughter

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35 Alrewych Court, Northgate, Aldridge, WS9 8AF 75% Shared Ownership £105,000

A well presented second floor Retirement Apartment situated in this highly sought after development with the benefit of site based care staff and communal facilities including restaurant, residents lounge and laundry.

* 75% Shared Ownership with Housing and Care 21 * Communal Grounds and Parking * Security Entry System * Lift and Stair Access * Reception Hall * Lounge/Dining Room * Fitted Kitchen * Double Bedroom * Wet Room * Underfloor Heating * PVCu Double Glazing * No Upward Chain * Minimum Age 55 years * Guest Suite Available * Qualifying interview with Housing & Care 21 will be required.

Council Tax Band A
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



35 Alrewych Court Northgate, Aldridge



Reception Hall



Lounge/Dining Room



Fitted Kitchen

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Fitted Kitchen



Double Bedroom



Wet Room



Residents Lounge

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Residents Lounge



Rear Elevation



Communal Gardens

35 Alrewych Court Northgate, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented second floor Retirement Apartment situated within this highly sought after development and offered on a 75% shared Ownership basis with Housing and Care 21.

Alrewych Court is conveniently situated within easy reach of local amenities and enjoys the benefit of a communal residents lounge, computer and internet facilities and large private gardens, together with a restaurant that is open daily to residents and the local community. Alrewych Court is in close proximity to local shops, post office, doctors and pharmacy, whilst supermarket shopping facilities are available at Morrison's in Aldridge and Tesco at Brownhills. The Court has good transport links with a bus stop just outside the building and there is also a ring and ride service and local Taxi services with wheelchair access. There are plenty of opportunities to take part in social activities at Alrewych Court with Bingo, quiz's and social events organised by a social committee.

The accommodation that benefits from underfloor heating and PVCu double glazing, briefly comprises the following:

COMMUNAL ENTRANCE

with security intercom system and stair and lift access leading to the second floor.

RECEPTION HALL

having entrance door, ceiling light point, security intercom to main entrance, alarm pull cord and two storage cupboards off.

LOUNGE/DINING ROOM

4.57m x 3.76m (15' x 12'4)

having PVCu double glazed windows to the rear and side elevations, two ceiling light points, ceiling coving, alarm pull cord, TV and telephone points, underfloor heating thermostat and being open plan to:

FITTED KITCHEN

2.74m x 2.59m (9' x 8'6)

having a range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in "Zanussi" electric oven and hob, space and plumbing for automatic washing machine, space for fridge/freezer, ceiling light point and extractor fan.

DOUBLE BEDROOM

4.34m x 3.10m (14'3 x 10'2)

having PVCu double glazed window to rear elevation, alarm pull cord, ceiling light point, TV aerial point and underfloor heating thermostat.

WET ROOM

having shower area with integrated seat, wash hand basin, WC, tiling to splash prone areas, extractor fan, ceiling light point and heated towel rail.

COMMUNAL RESIDENTS LOUNGE AND RESTAURANT

COMMUNAL WELL KEPT GARDENS AND PARKING

GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 125 years from 2010, subject to a SERVICE CHARGE of £517pcm that includes central heating, hot water, water, laundry, window cleaning cleaning of communal areas and garden maintenance.

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SERVICES All main services are connected with the exception of gas. There is a telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	