

# Cottons

CHARTERED SURVEYORS

15 Honnington Court,  
1 Manor House Close, Weoley Castle,  
Birmingham, B29 5LA

**70% Shared Ownership**  
**£47,000**



- First Floor Flat Exclusively for Over 55s.
- 70% Shared Ownership
- Living Room
- EPC Rating: D
- One Double Bedroom
- Kitchen

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
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**70% SHARED OWNERSHIP.** A first floor flat exclusively for OVER 55s in a desirable development.

Benefiting from electric storage heating the property comprises; hallway, living room, kitchen, double bedroom and modern shower room with W.C. With secure communal areas, residents lift, communal gardens and residents parking. Offered with NO UPWARD CHAIN. EPC: D

#### Property Tenure

Leasehold

#### Council Tax Band

A

### ACCOMMODATION

#### Location

The property is set back behind communal gardens and a residents car park off Manor House Close in turn off Ilmington Road in a residential location, conveniently situated;

- Circa. 450 metres from Castle Square (Weoley Castle's shopping district).
- Circa. 1.9 miles from Selly Oak Train Station.
- Circa. 2.2 miles from Queen Elizabeth Hospital.
- Circa. 5.3 miles from Birmingham City Centre.

#### Description

A modern first floor flat exclusively for owner occupation for over 55s in a three-storey development constructed circa. 1991 of brick wall construction surmounted by a pitched roof providing well laid out accommodation in need of some updating.

All external windows are wooden frames with single glazed units and the property has electric storage heaters in all principal rooms.

#### Accommodation

Please refer to floor plan for room measurements.

#### Flat

Hallway, living room, kitchen, bedroom (double), shower room with W.C.

#### Communal Areas

Internal – Secure entrance hallway, stairs, lift and corridors.  
External – Residents car park and gardens.

#### Shared Ownership

A purchaser shall acquire a 70% share of ownership in the property.

The remaining 30% is 'rent free' from Clarion Housing Group.

#### Lease

99 years from 31st July 2001 (circa. 76 years unexpired).

#### Ground Rent

A peppercorn (effectively nil).

#### Service Charges

The service charges from 1st April 2024 are £133.01pcm (£1,596.12 per annum).

#### Emergency Alarm Service

With Careline alarm service (emergency alarms in each room in the flat).



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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# 15 Honnington Court

Approximate Gross Internal Area = 39.8 sq m / 428 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1066391)

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0121 247 4747

359 - 361 Hagley Road, Edgbaston, Birmingham, West Midlands, B17 8DL

domalley@cottons.co.uk

This plan is for illustration purposes only and may not be to scale or representative of the property.