

Cottons

CHARTERED SURVEYORS

Flat 6 Rivendell Court, 1051 Stratford Road, Hall Green, Birmingham, B28 8AT

Offers in the Region Of
£68,000



- Ground Floor Retirement Apartment for Over 60s
- Larger than Average Size Accommodation
- EPC Rating: TBC
- Double Bedroom
- Kitchen

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
cottons.co.uk

A modern LARGER THAN AVERAGE ground floor RETIREMENT APARTMENT for OVER 60s with FRENCH DOORS leading onto communal gardens, in a HIGHLY DESIRABLE DEVELOPMENT within HALL GREEN. Viewings are VITAL to appreciate size and position of apartment on offer. Benefiting from uPVC double glazing and electric heaters, this ideal downsize move comprises; hallway, spacious living dining room, kitchen, double bedroom and shower room. Other facilities include a communal lounge, laundry room, guest suite for visitors, lift access to all floors, well maintained communal gardens, residents parking and 24 hour emergency call system in the event of an emergency. Offered with NO UPWARD CHAIN. Tenure: Leasehold, Council Tax Band: B, EPC Rating: TBC

Property Tenure

Leasehold

Council Tax Band

B

Location

The development is situated off a service road running parallel with Stratford Road (A34) accessed on the corner of Cubley Road in a popular residential location, conveniently located surrounded by various shops and amenities and approximately;
-450 metres from Hall Green Train Station.
-3.7 miles from Birmingham City Centre.

Description

A ground floor retirement apartment set within a purpose built three storey development built around 2000, comprising 75 apartments. T

he apartment has spacious accommodation. Benefiting from uPVC double glazing and electric heaters in all the principal rooms.

Accommodation

Please refer to floor plan for room measurements.

Ground Floor Apartment

Hallway, spacious living dining room with double French doors providing access and views to communal gardens, kitchen, double bedroom and shower room with WC.

Communal Areas

Secure hallways and corridors, communal lounge, laundry room, guest suite for visitors (charged at £30 for one person per night or £35 for two people per night), lift access to all floors, well maintained communal gardens and residents parking.

Emergency Call System and Security

A development manager who can be contacted from various points within each property in the case of an emergency and for periods when the development manager is off duty there is also a 24 hour emergency call system.

Age Restrictions

Owner must be 60 years of age. If flat is to be owned by two owners, the second owner may be over 55 years of age.

Lease Term

125 years from 1st May 1999 (circa. 100 years unexpired).

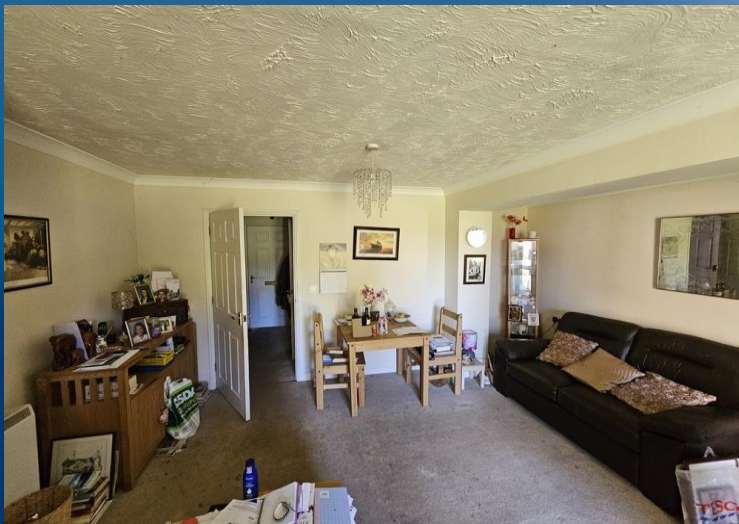
Ground Rent

We have been advised the ground rent is circa. £666 per annum.

Service Charges

The managing agents are First Port.

We have been verbally advised that the service charges for year September 2023 to August 2024 were £2,830. The service charges are due to increase for the next financial year.



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.

Need a solution with a property matter? Cottons can assist;

Residential Sales

0121 247 4747
sales@cottons.co.uk

Residential Lettings

0121 247 2299
lettings@cottons.co.uk

Auctions

0121 247 2233
auctions@cottons.co.uk

Commercial Sales & Lettings

0121 247 4747
commercial@cottons.co.uk

Property Management

0121 247 2030
property@cottons.co.uk

Energy Performance Certificates

0121 247 2299
epc@cottons.co.uk

Landlords Property Insurance

0121 247 2030
insurance@cottons.co.uk

RICS Valuation Surveys

0121 247 4747
sales@cottons.co.uk

Cottons

CHARTERED SURVEYORS



Cottons Chartered Surveyors give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Cottons Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

Cottons Chartered Surveyors have 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. A Buyer is 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. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

To Garden

Flat 6 Rivendell Court

Approximate Gross Internal Area = 48.3 sq m / 520 sq ft

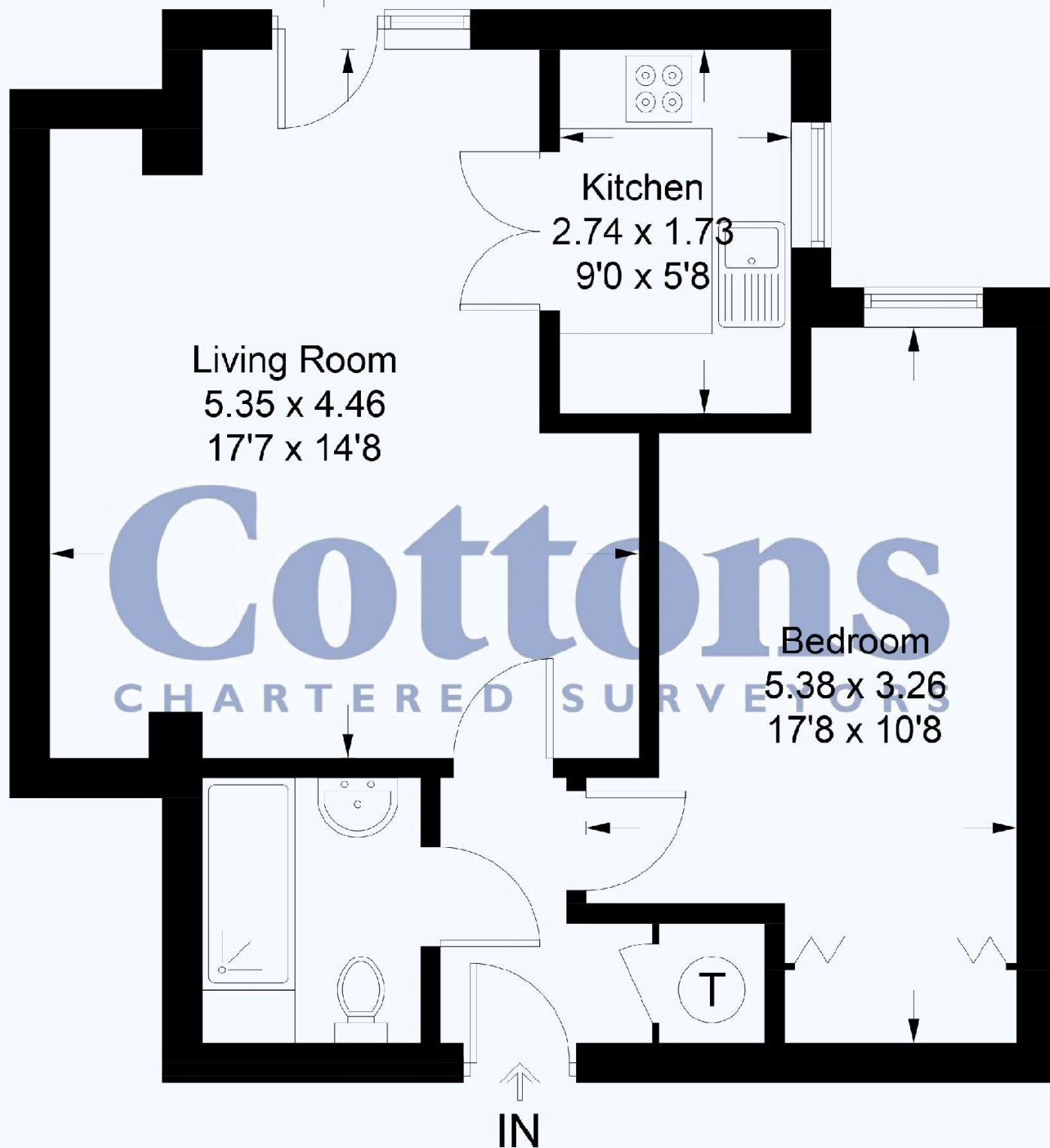


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1107342)

Cottons
CHARTERED SURVEYORS

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.