

Cottons

CHARTERED SURVEYORS

Flat 10 Guardian House Hagley Road
West, Oldbury, B68 0BS

70% Shared Ownership
£45,000



- Ground Floor Retirement Apartment for over 60s
- Double Bedroom
- Kitchen
- EPC Rating: TBC
- Living Room
- Bathroom with WC

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A ground floor 'over 60s' RETIREMENT APARTMENT located within a highly desirable and CONVENIENT location on the Oldbury and Quinton borders adjacent to the Hagley Road West Shopping Parade. Viewings VITAL to appreciate quality of development on offer. Making an ideal downsize and retirement move the property comprises; hallway, living room, kitchen, bedroom and shower room. With secure communal areas, communal gardens, residents parking, on site warden and laundry facilities, Offered with NO UPWARD CHAIN. EPC Rating: TBC. Council Tax Band: B. Tenure: Leasehold (70% shared ownership) with term of 99 years from 15th September 1988 (circa. 62 years unexpired).

Location

The property is set back behind a front fore garden off Hagley Road West (A456) in a mixed residential and retail location within Oldbury on the Quinton border, conveniently situated;

- Adjacent to Hagley Road West Shopping Parade.
- Circa. 1.6 miles from Bearwood Road High Street.
- Circa. 2.1 miles from Rowley Regis Train Station.
- Circa. 5.1 miles from Birmingham City Centre.

Description

A ground floor retirement apartment exclusively for residents aged 60 plus in a modern purpose build three storey development constructed circa. 1980s of brick wall construction surmounted by an interlock concrete tile pitched roof providing well laid out accommodation that would benefit from some updating.

All external windows are single frames wooden windows (two out of three windows are supported with secondary glazing), and the property has electric heaters in all principal rooms.

Accommodation

Please refer to the floor plan for room measurements.

Flat

Hallway, living room, kitchen, bedroom (double), bathroom with W.C. Rooms have a pull cord emergency alarm system.

Communal Areas

Entrance, corridors, stairs, lift and laundry room.

Outside

Communal garden and residents parking.

Lease Information

The lease term is 99 years from 15th September 1988.

Under the leasehold scheme in the development the property is held on a 70% ownership basis while the purchaser enjoys exclusive ownership and use.

The remaining 30% is 'rent free'.

Service Charges

Anchor Housing have advised us that the service charges for March 2024 to April 2025 were £212.63pcm (£2,551.56 per annum).

These were subject to change and we are awaiting figures of the most recent service charge information.



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.

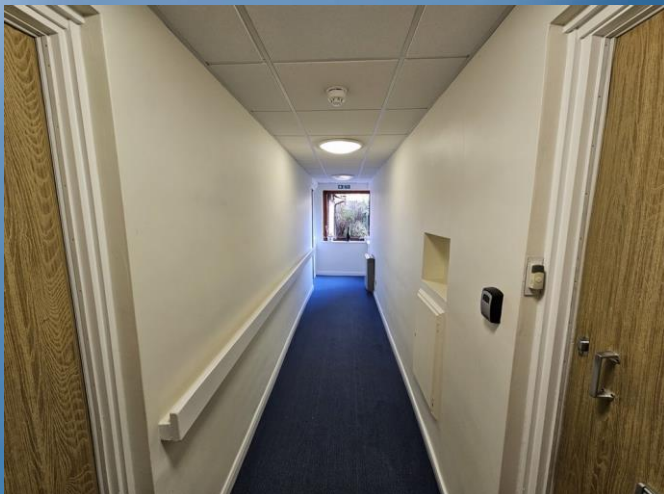
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Approximate Gross Internal Area = 45.2 sq m / 486 sq ft

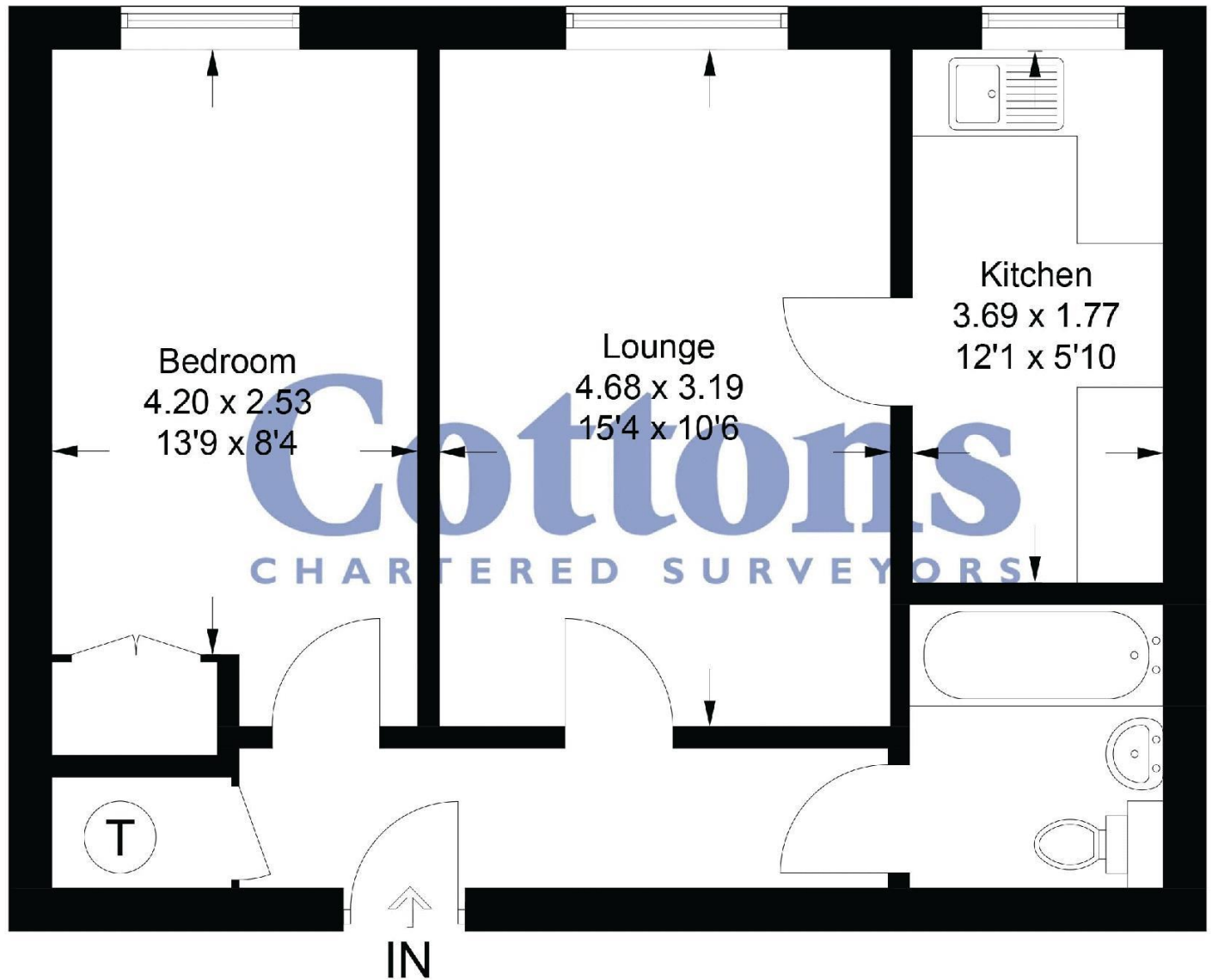


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