

# Cottons

CHARTERED SURVEYORS

Bournville Gardens Bristol Road  
South, Bournville, Birmingham, B31  
2FR

**£280,000**



- Luxury Apartment within Extra Care Bournville Gardens Retirement Village
- Boasting Wealth of Services & Facilities
- Kitchen with high quality units and a fully fitted electric oven and electric hob
- EPC Rating: Typically B
- One Bedroom Apartment with Full Width Balcony
- Living room with connection points for both satellite and terrestrial TV radio, phone, broadband

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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A one bedroom MODERN luxury apartment with FULL WIDTH BALCONY in the HIGHLY PRESTEGIOUS ExtraCare BOURNVILLE GARDENS Retirement Village. Boasting a vast range of facilities such as fitness gym, IT suite with free internet access, free library, free laundrette, greenhouse, woodwork room, art & crafts room, communal gardens, village hall with stage & dance floor and lounge area. Also with on site village shop, restaurant, hairdressers, beauty salon, coffee bar and licensed bar. Viewings are VITAL to appreciate the development and opportunity on offer. Apartments available on a shared ownership or 100% ownership basis and can be reserved to accommodate any required sale your current home. Please contact Cottons for further information.

**Property Tenure**  
Leasehold

**Council Tax Band**  
C

**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.

**ACCOMMODATION**

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The apartment comprises; hallway, living room, balcony, quality kitchen with integrated appliances, bedroom and shower room.

**Apartment Features**

Each apartment has flat and level accessibility, with emergency pull cord system in every room. Having security key card access and CCTV connected to personal TV for guest entry. Also benefiting from easy to reach switches, shower rooms with slip resistant floors, 180 degree opening doors for emergency access, emergency light system in the event of a power failure and low surface temperature radiators.

**Village Opportunities**

Residents will have many opportunities to contribute to their community by volunteering; using and learning old and new skills in the various facilities and services on offer.

**Daily Activities**

Village residents have access to a range of daily activities for a nominal charge, including yoga, pilates, Tai Chi, dancing, flower arranging and

bowls.

**Care**

The village has staff on site 24 hours a day in the event of an emergency. Additional care and care plan options can be agreed.

**Service Charge Costs**

Weekly Service Charge costs are 'means tested' depending on an individual's income and level of savings. Service charge costs can be providing upon interview stage.

**Breakdown of What Service Charges Pay For**

Maintenance of communal areas, rubbish disposal, external window cleaning, garden and landscaping, management of the village and the insurance of the building.

All heating, electricity and water used are included. Service Charges also contribute towards the running costs of the 'Well Being Service', housing related support and day to day maintenance of your apartment (subject to some conditions).

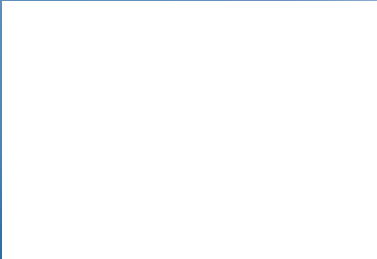
**Affordability**

Cottons STRONGLY RECOMMEND contacting us even if you are feel the village may be beyond your affordability. Specialist advisors can provide a FREE assessment to break down your circumstances and assess any benefits in order to evaluate if an apartment can be affordable to you.

**When You Leave**

The ExtraCare Charitable Trust will guarantee to repay your purchase price minus a long term maintenance charge, a £750 administration fee and any outstanding charges up until the point you surrender the contract.

The long term maintenance charge is 1% of your purchase price per year (or part year), up to a maximum deduction of 10%.



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