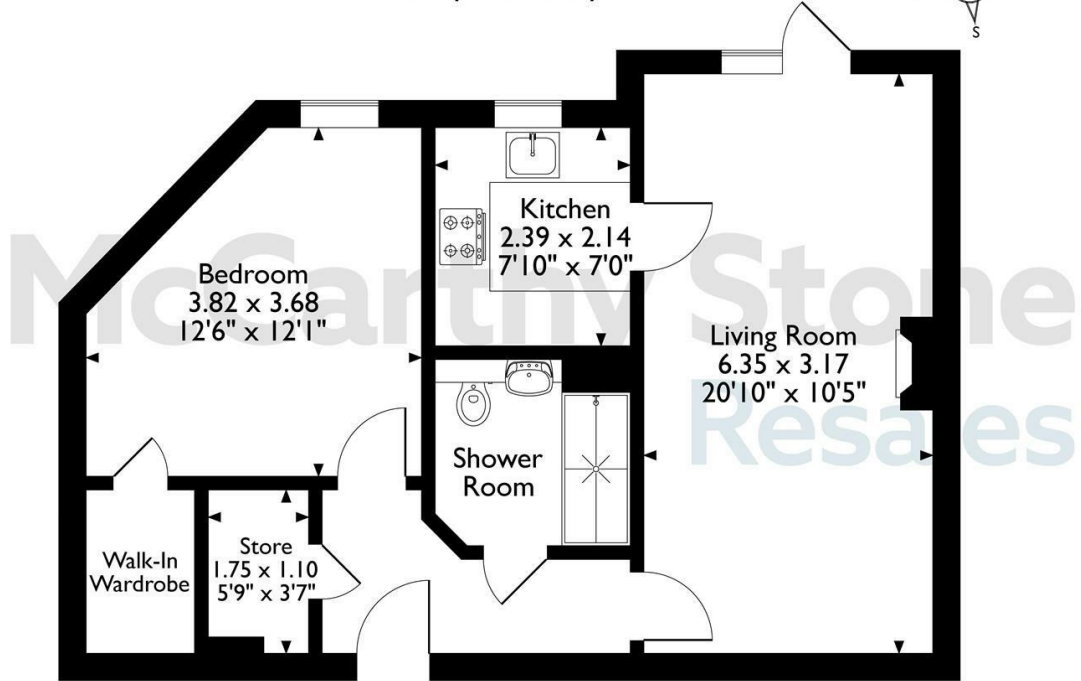


Henshaw Court, Apartment 2, 295, Chester Road, Birmingham
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction of this document is strictly prohibited.

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2 Henshaw Court

Chester Road, Birmingham, B36 0JQ



Offers in the region of £150,000 Leasehold

A beautifully presented one bedroom retirement apartment, ideally positioned on the ground floor within the highly regarded Henshaw Court development. This bright and spacious apartment offers comfortable and secure living, perfectly suited for those seeking an independent retirement lifestyle.

The welcoming living room is a particular feature of the property, benefitting from double glazed patio doors which open directly onto a patio area with garden access, providing an ideal space to sit and enjoy the surroundings or entertain visiting family and friends. The apartment also offers a well-proportioned bedroom, modern kitchen and shower room, together with ample storage.

Henshaw Court forms part of a sought-after retirement living development, designed specifically for the over 60s, offering residents the benefit of a friendly community atmosphere alongside the peace of mind of a secure and well-maintained environment. Residents can also enjoy a range of communal facilities and beautifully kept communal gardens.

Call us on 0345 556 4104 to find out more.

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Henshaw Court, Chester Road, Castle Bromwich, Birmingham, B36 0JQ

Henshaw Court
Henshaw Court is a McCarthy & Stone Retirement Living development made up of 43 one and two bedroom apartments specifically designed for the over 60's for sole occupancy, or 60/55 for joint occupancy (where one partner is at least 60 and the other at least 55). The development sits on Chester Road, in Castle Bromwich. The development has a dedicated House Manager on site during the day to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. Henshaw Court has two reading rooms placed on the first and second floor (served by a lift) with balconies to both. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

The development has a wonderful friendly community feel, reflected by the homeowners lounge and spectacular gardens. It's so easy to make new friends and to lead a busy and fulfilled life at Henshaw Court; there are always plenty of regular activities to choose from including; coffee mornings and other social afternoons. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

Entrance hallway
Front door with spy hole leads to a welcoming entrance hall - the apartment security door entry system with intercom and the 24-hour emergency response system are located in the hallway. There is also a mains wired smoke detector. From the hallway there is a door to a good sized walk-in storage cupboard, which



houses the hot water boiler. Further doors from the hallway lead to the living room, bedroom and the shower room.

Living Room
A spacious and well-proportioned living room offering ample room for both comfortable lounge furniture with dining space if required, creating an ideal space for relaxing or entertaining guests. The room enjoys natural light through glazed double doors which open directly onto a patio area overlooking attractive mature communal gardens, providing a peaceful and secluded outlook.

Additional features include an attractive feature fireplace with electric which creates a lovely focal point. Ceiling light fitting, TV and telephone points. An oak effect glazed door with attractive panel detailing leads through to the separate kitchen, enhancing the sense of space and flow within the apartment.

Kitchen
A modern fitted kitchen with a range of wall and base storage units. A stainless steel sink unit with drainer and mixer tap sits under a double glazed window with pleasant outlook. Roll edge granite style work surfaces with a tiled splash back. Integrated fridge and freezer. Easy access waist high oven with side opening door. Halogen hob with extractor hood above. Ceiling spot lights and under-cupboard lighting. Tiled floor

Bedroom
A generous double bedroom offering a bright and comfortable space with plenty of room for a range of bedroom furniture. The room benefits from a large double glazed window overlooking the attractive communal gardens, allowing for an abundance of natural light and providing a pleasant, peaceful outlook.

Additional features include a central ceiling light fitting, TV and telephone points, together with multiple power sockets for convenience. A good sized walk in wardrobe with hanging rail and shelving.

Shower room
A fully tiled luxury shower room with level access walk in double width shower unit with part glass screen, low level WC, vanity unit with in built sink and mirror above, a further wall mounted vanity unit with mirrored door, shaver point connection, wall mounted towel radiator.



1 bed | £150,000

- Service charge includes**
- Cost of House Manager
 - Personal water rates
 - Cleaning of communal windows
 - Water rates for communal areas and apartments
 - Electricity, heating, lighting and power to communal areas
 - 24-hour emergency call system
 - Upkeep of gardens and grounds
 - Repairs and maintenance to the interior and exterior communal areas
 - Contingency fund including internal and external redecoration of communal areas
 - Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Current Annual Service Charge is £2,707.04 for the financial year ending 31/03/27.

Lease Information
Lease term of 125 years from 1st June 2013
Annual ground rent of £435
Ground rent review: 1st June 2028

Parking
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

