



Your Logo



**Apartment 23, Owen Court, 2-12 Hollyfield Road,
£125,000**

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Owen Court offers a reassuring step into retirement living within a friendly and well-established community. This highly sought-after and well-regarded development provides not just a new home, but a lifestyle too.

Located on the first floor (with lift), this bright and spacious apartment offers a generous lounge with views over the beautifully maintained communal gardens, a fitted kitchen with integrated appliances, two bedrooms and a newly installed modern bathroom.

The development is ideally positioned close to Sutton Coldfield, with a variety of shops, amenities and transport links nearby, making day-to-day living both convenient and well connected.

Residency is restricted to those aged 60 and over, or couples where one partner is over 60 and the other over 55.

Floor Area

644 sq. ft.

Tenure

Leasehold

Service Charge

£5400 includes water rates, laundry costs, building insurance, window cleaning, gardeners, communal cleaning, 24 hour emergency care line and on site development manager. per annum

Ground Rent

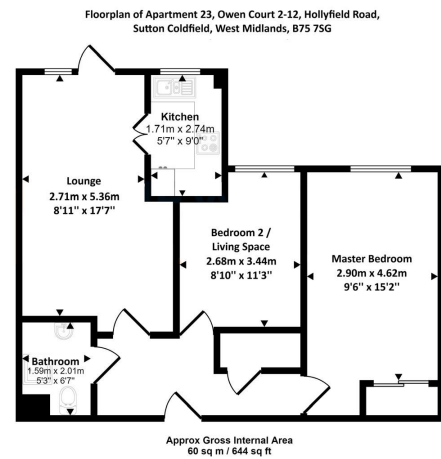
£460 per annum

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- Two-bedroom first floor retirement apartment
- Highly regarded Owen Court development
- Lounge and bedrooms overlooking communal gardens
- 24-hour Appello emergency call system
- Guest suite for visiting family and friends
- Lift access within development
- Friendly and well-established retirement community
- Newly fitted modern shower room
- On-site Development Manager (Mon - Fri)
- QUOTE REF: JP1511



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



This floor plan is provided for illustrative purposes only and is not drawn to scale. All measurements of rooms, doors, windows, and other features are approximate, and no liability is accepted for any inaccuracies, omissions, or misstatements. Fixtures and fittings shown, including bathroom suites, are for guidance only and may differ from the actual items.