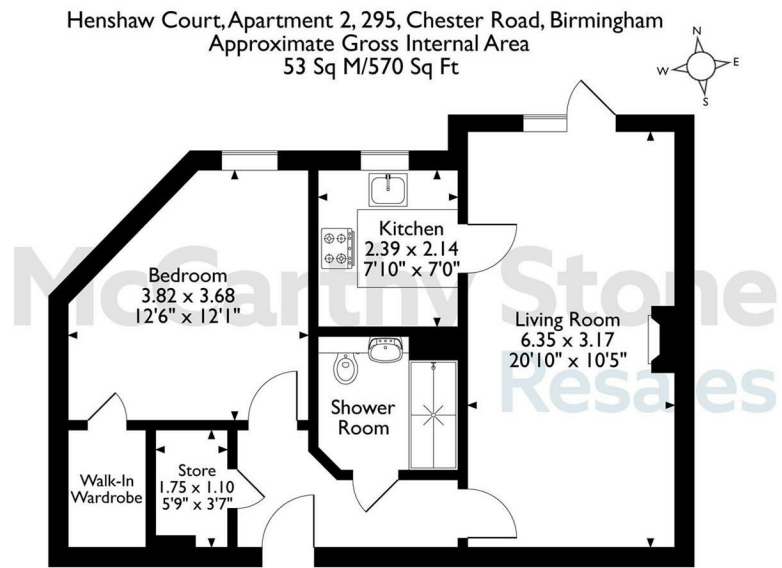
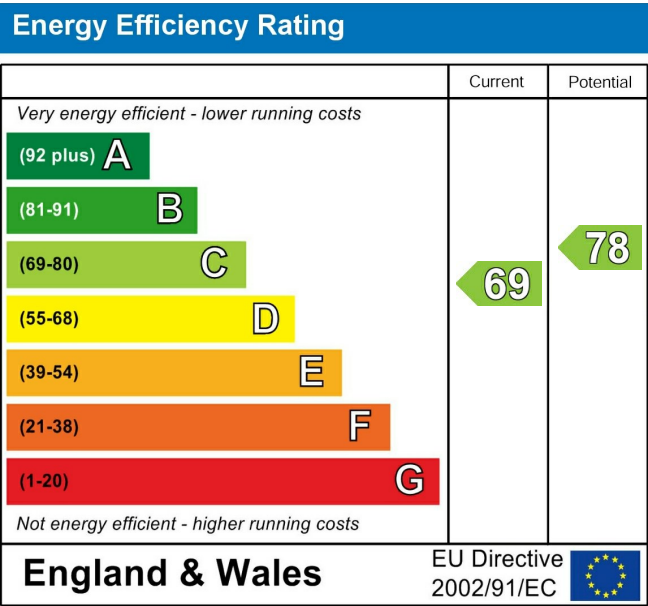
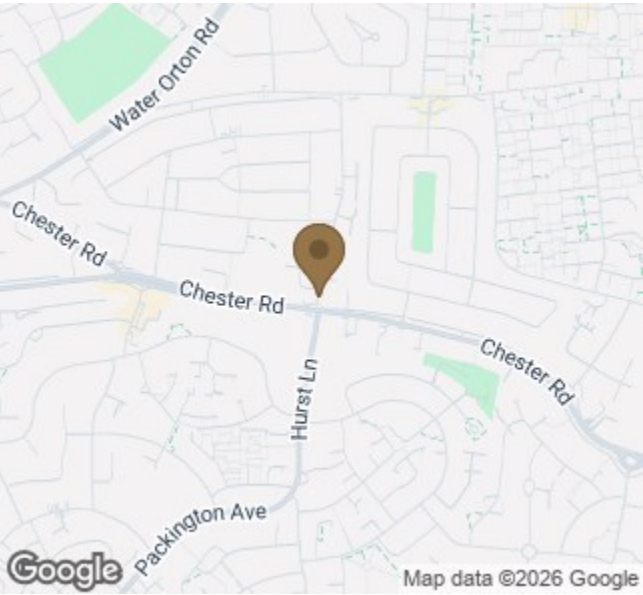




Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
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2 Henshaw Court

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1 1 Council Tax Band: C

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- Reading Room
- Guest Suite
- Laundry room
- House Manager
- Mobility scooter charging point
- Fire detection equipment
- Ground floor apartment
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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.

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.

