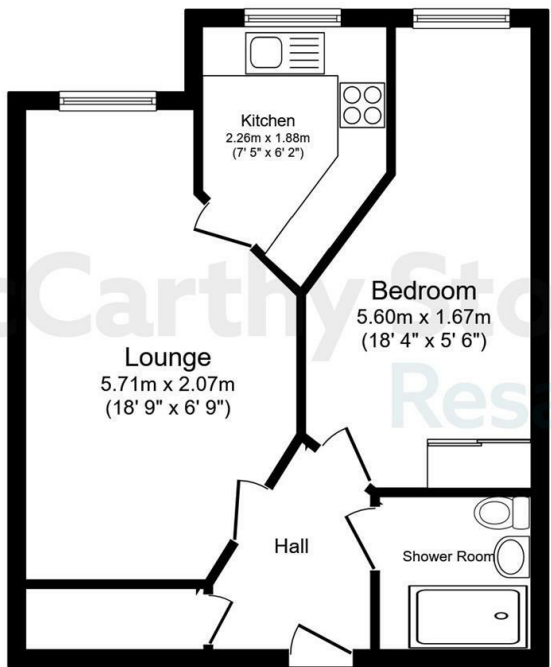


40 Henshaw Court

295 Chester Road, Birmingham, B36 0JQ



Total floor area 45.1 sq.m. (485 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 82                      | 82        |
| (69-80) C                                   |                         |           |
| (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 |           |



PRICE REDUCTION

Asking price £130,000 Leasehold

A well-presented one-bedroom retirement apartment, exclusively for the over 60s, ideally located in the sought-after area of Castle Bromwich.

This attractive apartment offers thoughtfully designed and comfortable living throughout, featuring a good sized double bedroom complete with a built in wardrobe, providing ample storage. There is a well-appointed, modern shower room, along with a spacious and inviting living room that offers plenty of natural light and room for both relaxation and dining. The contemporary fitted kitchen is finished to a high standard and benefits from a range of integrated appliances, making it both practical and stylish.

Situated on the second floor, the apartment is easily accessible via lifts to all floors, ensuring convenience for residents and visitors alike. The development itself forms part of our highly regarded retirement living range, designed to offer a safe, secure and community-focused lifestyle.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



# Henshaw Court, 295 Chester Road, Castle

## 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. 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.

## 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.

## Social Community

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 which the homeowners can pick and choose from. A few examples are; 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

A solid wood front door with spy hole and letter box opens into the hallway. There is a door to a walk in storage cupboard. All other doors leading to the living room, bedroom, and the shower room.

## Living Room

The living room benefits from a floor to ceiling window allowing for plenty of natural light. An attractive feature wall incorporates a fireplace with an electric fire, creating a warm and inviting focal point. The room is also equipped with a TV point, a telephone point, and multiple power sockets. Two ceiling light fittings. A part-glazed door leads through to the separate kitchen.

## Kitchen

A modern and well presented fully fitted kitchen with integrated appliances, tiled floor and splash back. Integrated fridge and freezer. Built in oven with side opening door, with space for a microwave in the alcove above. Four ringed induction hob with extractor hood over. The stainless steel sink, with drainer and mixer tap, sits beneath a double glazed window with roller blind. There are a range of base and wall units. Plinth heater.

## Double Bedroom

A bright and neutrally decorated double bedroom with a double glazed window. TV and telephone points. A range of power sockets. Built in wardrobe with mirrored sliding doors. Ceiling light fitting.



# 1 Bed | £130,000

## Shower Room

This fully tiled modern fitted suite comprises; walk in level access shower with grab rails, WC, vanity unit with wash hand basin inset and a fitted mirror above. Heated towel rail.

## Service Charge (breakdown)

- 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 annual service charge is £2,707.04 for the financial year ending 31st March 2027.

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 please contact your Property Consultant or House Manager.

## Car Parking (Permit Scheme)

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.

## Lease Information

Lease: 125 years from 1st June 2013  
Ground Rent: £425 per annum  
Ground rent review: 1st Jan 2028

## Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



PRICE  
REDUCED