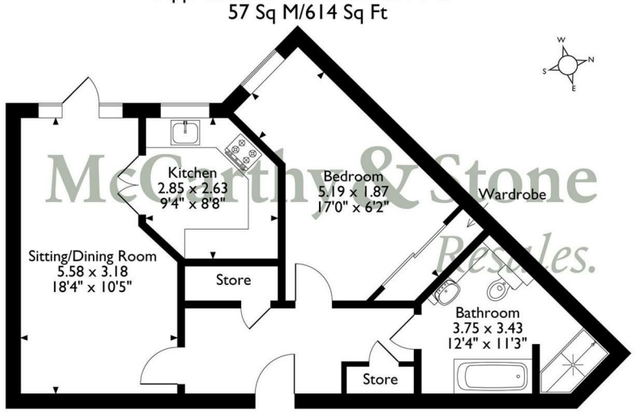
Excellent

Trustpilot

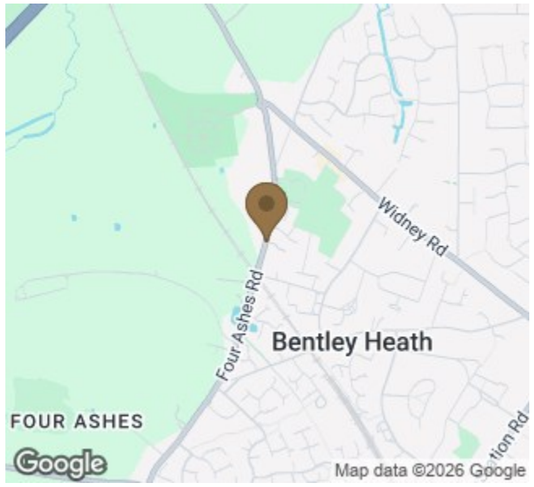
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Resales.

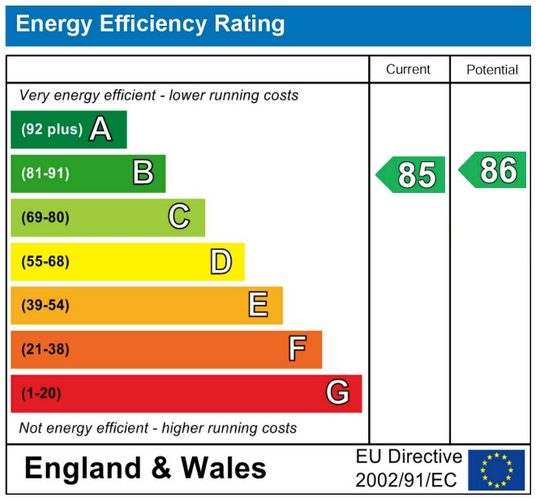
Ravenshaw Court, Apartment 11, 73, Four Ashes Road, Solihull
Approximate Gross Internal Area
57 Sq M/614 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







11 Ravenshaw Court

73 Four Ashes Road, Solihull, B93 8NA

1 | 1 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 11 Ravenshaw Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £225,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautifully Presented Retirement Apartment
- Ground Floor with Direct Garden Access
- One Double Bedroom
- Refitted Bathroom with Bath and Shower
- New Carpets and Kitchen Flooring
- 24-hour on-site staffing
- On-site Restaurant
- Homeowners' lounge & Landscaped gardens
- Guest suite + Function room
- Pet Friendly

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

11 Ravenshaw Court, Solihull

1 | 1 | Asking price £225,000

Ravenshaw Court

Situated within the leafy village of Bentley Heath, Ravenshaw Court is a stunning development of 51 one and two bedroom apartments, thoughtfully designed exclusively for the over 70s. Bentley Heath has plenty of green spaces on offer as well as stunning views across the Warwickshire countryside, yet is also in a convenient location for your local amenities with Dorridge village centre less than a mile away, providing a supermarket, convenience store, GP surgery and retailers.

Exclusive features available at Ravenshaw Court include a stylish homeowners' lounge where you can spend time with friends and family, a table-service restaurant serving hot lunches daily and secluded gardens maintained for you all year round. With qualified staff on-site 24 hours a day, a 24-hour emergency call system and camera entry system in each apartment, you can rest-assured in your new home.

Public transport links are also strong in the area with Dorridge train station offering connection to Solihull in just 8 minutes, Warwick in 15 minutes and Stratford-upon-Avon in 30 minutes. The local bus service operates every half an houe to Dorridge, Knowle, Henley-in-Arden, Stratford-upon-Avon, Solihull and Birmingham - all from bus stops less than 300m from Ravenshaw Court. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Apartment Overview

A beautifully presented one bedroom retirement apartment, exclusively designed for the over 70s. South facing and enjoying direct access from the living room to a private patio area with attractive views over the landscaped communal gardens.

The thoughtfully designed accommodation has been upgraded to include recently refitted carpets and kitchen flooring.

The accommodation briefly comprises of a welcoming entrance hallway, a spacious and bright living room with ample space for dining and a modern fitted kitchen with integrated appliances. A generous double bedroom includes a built in wardrobe, and a recently refitted contemporary wet room style bathroom which features a bath suite and a level-access shower.

Offering both comfort and convenience, this delightful apartment is ideally suited for independent retirement living within a friendly and sociable community.

Social Lifestyle

The Communal Lounge is at the heart of the community at Ravenshaw Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services

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

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.

Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £10,215.36 for the financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information

125 years from 1st June 2015
Ground rent: £425 annually
Ground Rent Review 1st June 2030

Parking Permit Scheme-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.













