



McCarthy & Stone  
RESALES



39 Henshaw Court Chester Road, Birmingham, B36 0JQ  
Asking price £140,000 LEASEHOLD

For further details  
please call 0345 556 4104



## 39 Henshaw Court Chester Road, Birmingham, B36 0JQ

An immaculately presented ONE BEDROOM retirement apartment situated on the SECOND FLOOR of our HENSHAW COURT DEVELOPMENT.

### 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 of age or over. However if a couple one partner can be over 55 if the other over 60.

### Entrance hall

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 has the benefit of a double glazed large feature window with pleasant outlook. There's a TV point with Sky+ connectivity. Telephone point. Power points. Two ceiling light points. An oak effect part glazed door leads into 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 Hotpoint 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. Kick heater. Tiled Floor.

### Bedroom

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

### Shower room

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

### Service charge details

- 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.

### Ownership details

Lease Length: 125 years from 1st June 2013

Ground Rent: £425 per year

### Parking

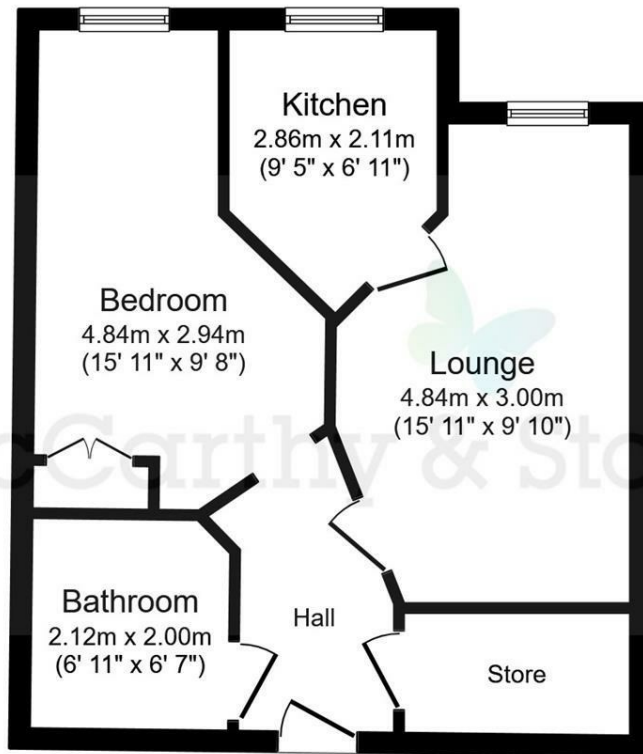
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.











**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

**Please contact us if you require a larger print version**

**For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)**

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