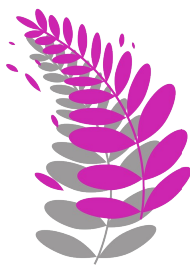


# FERNDOWN ESTATES



Flat 17 Chestnut Court, Chester Road, Birmingham, West Midlands, B36 0LB

1 Bed Flat - Ground Floor

**Offers Over £115,000**

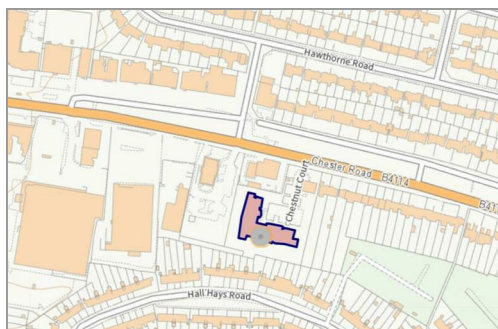
💡 Receptions 1

🛏 Bedrooms 1

💧 Bathrooms 1



- GROUND FLOOR APARTMENT IN A RETIREMENT COMPLEX
- ONE DOUBLE BEDROOM
- WELL PRESENTED KITCHEN
- SPACIOUS SHOWER ROOM
- COMMUNAL KITCHEN & SEATING AREAS
- OFFERED WITH NO UPWARD CHAIN
- COMMUNAL PARKING
- COMMUNAL COURTYARD
- GOOD SIZE LOUNGE DINER
- HD VIDEO WALKTHROUGH AVAILABLE



Ferndown Estates - Independent Sales / Lettings / Conveyancing / Mortgages

OVER 58's RETIREMENT COMPLEX GROUND FLOOR APARTMENT OFFERED WITH NO UPWARD CHAIN. This is the perfect property for those looking to size down or move straight into. The well presented residence comprises, one double bedroom, spacious shower room, fitted kitchen and a lounge with access into the Communal Gardens. The establishment also benefits from a house manager on hand, call line care system, communal areas including a Lounge, Coffee Area and Laundry Room and a range of social activities for owners to enjoy if they wish. Chestnut Court provides a comfortable living area within close proximity to local amenities.

### Overview & Approach



Chestnut Court is a well presented Ground Floor Apartment within a Retirement Complex, located on Chester Road, Castle Bromwich.

The property comprises one double Bedroom, spacious Lounge, and fitted Kitchen with communal areas within the complex offering seating areas, a laundry room and guest room.

With local transport links, shops and supermarkets close by, there are plenty of amenities for the residents to utilise.

Chestnut Court is approached via a road with parking to the fore, a block paved pathway with mature bushes either side and double doors leading into the:

### Main Entrance Hallway

Overlooking the front of the property, the Main Entrance Hallway includes the Warden's Office, Kitchen and Seating area, formal seating area and a door leading off into the:

### Communal Corridor



The Communal Corridors include ceiling light and radiator points and doors leading off to the Laundry Room, Guest Room and Resident's Apartments.

### Hallway



Includes a ceiling light point, storage cupboard with the hot water tank tank and doors leading off to:

**Lounge**



Overlooking the front of the property with ceiling and wall light points, featured fireplace, access to the Communal Gardens and a doorway leading into the:

**Kitchen**



Overlooking the Communal Gardens with a ceiling light point, matching wall, base and display units with work surfaces, stainless steel sink and drainer unit, built in oven, induction hob with extractor fan over and space for other appliances.



**Bedroom**



Overlooking the Communal Gardens with a floor to ceiling window, wall light points and fitted wardrobes.



Lounge Door leading to Communal Garden



### Shower Room



The accessibility Shower Room includes a ceiling light point, spacious shower cubicle, low level WC, vanity sink unit and laminate flooring.

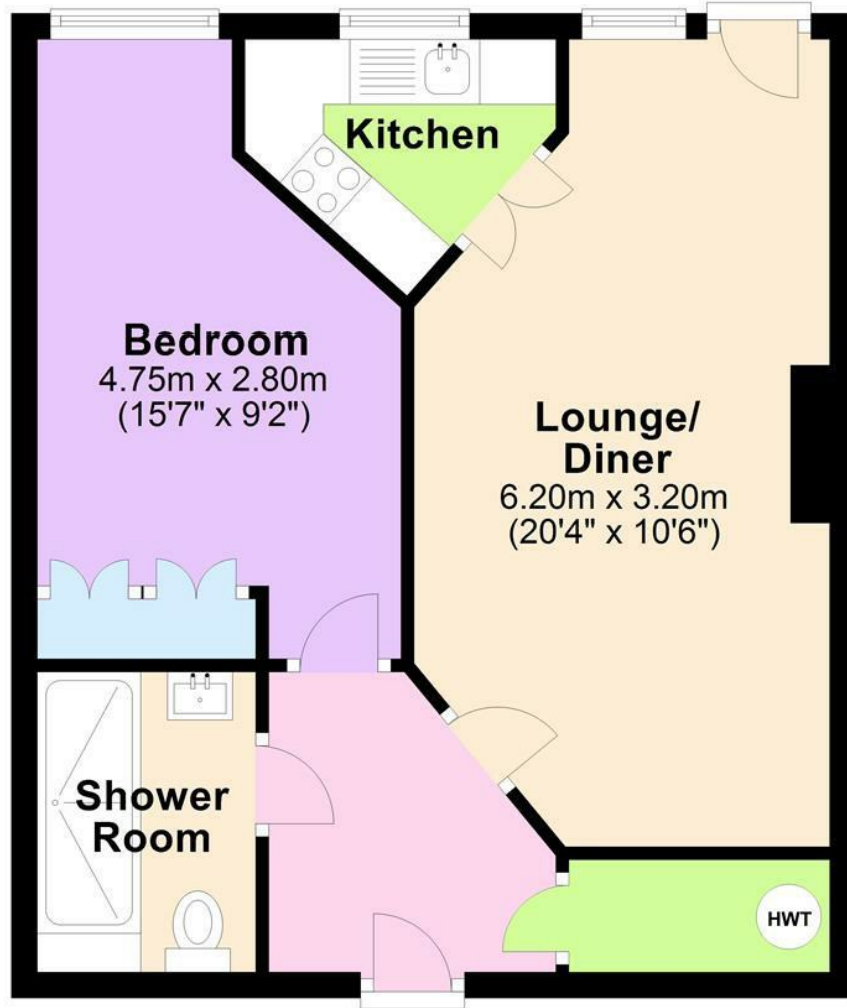
The Communal Gardens provide a safe and comfortable outdoor area for the residents to enjoy with seating areas and beautiful greenery.

### Additional Information

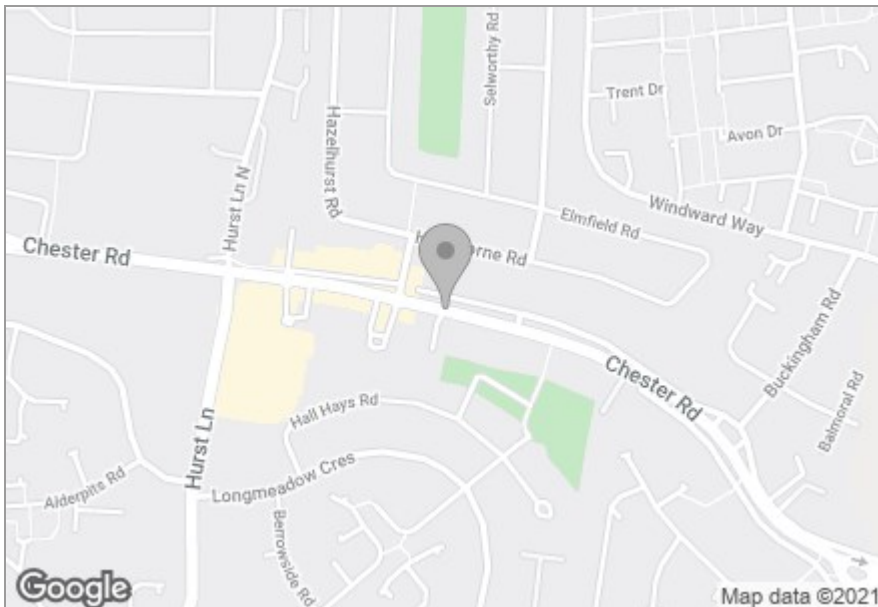


The property is owned under a leasehold with 96 years remaining on the lease. 125 years from 1 December 1992. There is a ground rent and service charge with a combined total of £200.00 per month.

# Chestnut Court



Total area: approx. 43.7 sq. metres (470.1 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>74</b> <b>81</b>                            | <b>England &amp; Wales</b> EU Directive 2002/91/EC              |