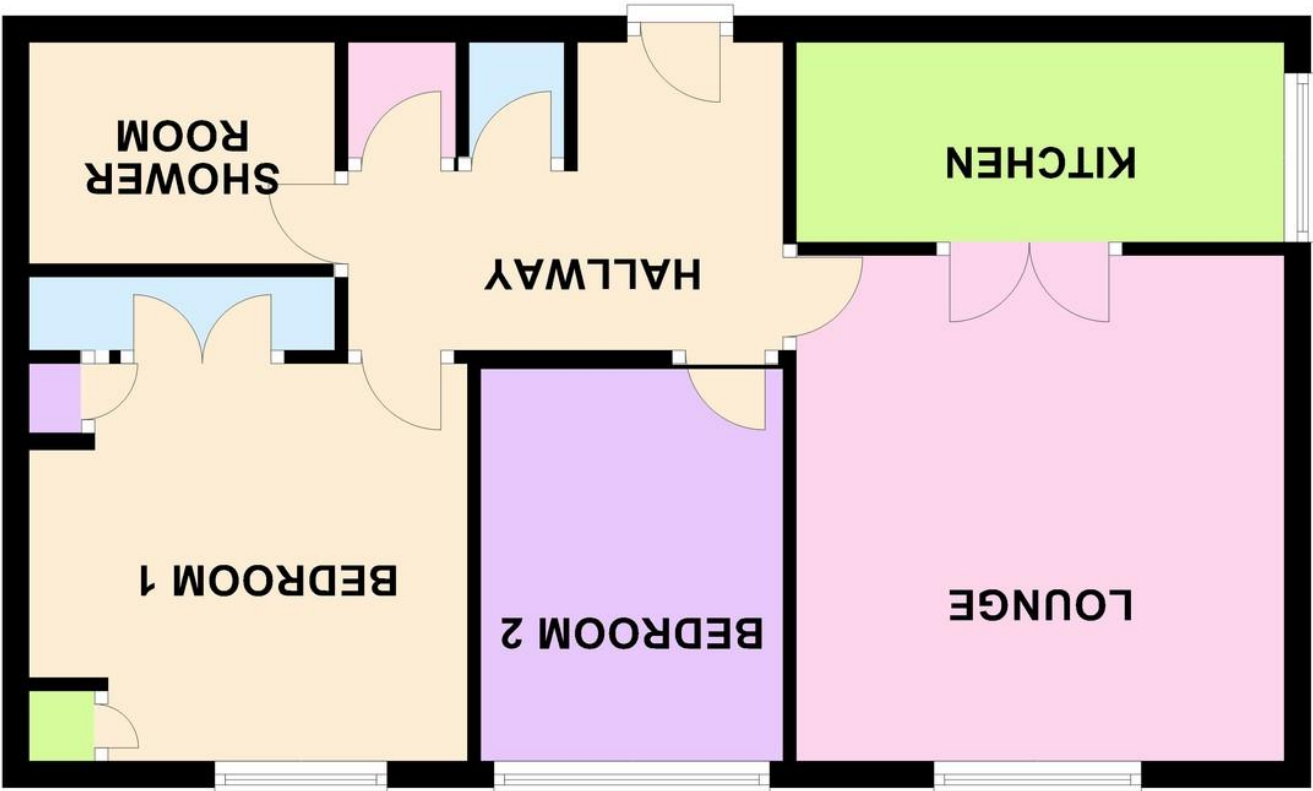


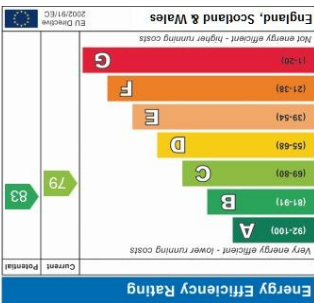
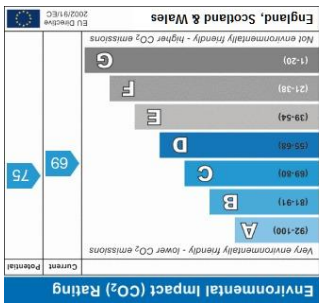
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

TOTAL AREA: APPROX. 51.1 SQ. METRES (550.5 SQ. FEET)



FLOOR PLAN

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- A WELL PRESENTED FIRST FLOOR RETIREMENT APARTMENT
- SPECIFICALLY FOR THE OVER 55'S
- TWO BEDROOMS
- LOUNGE AND KITCHEN
- SHOWER ROOM



Chestnut Court, 306-310 Chester Road, Castle Bromwich, Birmingham, B36 0LB

Offers over £135,000



Property Description

Green and Company have the pleasure in bringing to market this well presented two bedroom first floor apartment being set in Chestnut Court, Castle Bromwich which is specifically for the over 55's. The property benefits from having double glazing and storage heating (both where specified). This lovely property offers a lounge, fitted kitchen, shower room and two bedrooms and also boasts a 24 hour care line as well as a communal lounge, communal dining area, guest room and communal laundry on the ground floor with communal gardens and parking area outside. Viewing is regarded as essential to appreciate the size and standard of accommodation on offer.

The property is approached via a pathway leading to a communal entrance with secure intercom system leading to a communal lounge area with lift access up to the first and second floors.

The property is located on the first floor at the end of the corridor near to the fire exit and accessed via front door leading into;

HALLWAY Having two storage cupboards and access to;

SPACIOUS LOUNGE 15' x 11' 2" (4.57m x 3.4m) Overlooking the communal gardens and having an electric fireplace, storage heater, double doors to the kitchen and double glazed window to the rear elevation.

KITCHEN 8' 11" x 5' 8" (2.72m x 1.73m) Having wall and base units, work surfaces, sink, double glazed window to the side elevation, integrated hob and oven, tiled flooring and splash backs.

BEDROOM TWO 7' 11" x 13' 11" (2.41m x 4.24m) Currently being used as a dining room. Having double glazed window to the front elevation and electric heater.

BEDROOM ONE 9' 3" x 13' 7" (2.82m x 4.14m) Having double glazed window to the rear elevation, electric heater and fitted wardrobes.

SHOWER ROOM Having hand wash basin with vanity below, double shower cubicle with glazed screening, electric shower, tiled walls, coving to ceiling, tiled flooring and low level w.c.

COMMUNAL GARDENS Having lawn areas with benches and shrub and plant borders.

There is also shared parking available, laundry room with washing machines and tumble dryers and ironing facilities. The guest room is available for visitors and charged at £20 for single occupancy and £25 for a couple, booking is required. The communal lounge also benefits from hosting activities.

We have been advised that the service charge is approximately £1532.17 every 6 months and the ground rent is approximately £289.29 every 6 months.

We would advise that any potential purchaser should verify the details of the lease and the service charges etc with their solicitor should they wish to proceed with a purchase.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agents understands that the property is Leasehold.

However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their solicitor or surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.