



59 Homehall House Upper Holland Road, Sutton Coldfield
B72 1RD

Downes & Daughters
ESTATE AGENCY

59 Homehall House Upper Holland Road, Sutton Coldfield B72 1RD COO OEN

A stylishly presented first floor apartment with views over the attractive communal gardens, in this centrally located McCarthy & Stone community for the over 60s. This development of just 59 apartments occupies a prime central location, perfectly situated for the convenience of town centre shopping, the train station and many restaurants, cafes and bars. This first floor apartment is presented in a faultless modern style with all living and bedrooms enjoying those views over the gardens. The accommodation comprises: entrance hallway with airing / storage cupboard, living/dining room, modern kitchen with integrated appliances, two bedrooms with fitted wardrobes and a modern shower room. Further benefits of Homehall House include: a visiting development manager, allocated and guest parking, 24 hour emergency call, intercom entry system, laundry, beautifully presented communal gardens and a scooter shelter and charging point.

Viewing is essential to appreciate the high standard of accommodation and the warm and welcoming community.

THE ACCOMMODATION CONSISTS OF...

All living spaces and bedrooms have windows overlooking the attractive communal gardens...

Entrance Hallway With Intercom Entry System (airing / storage cupboard) • Living / Dining Room • Modern Kitchen With Integrated Appliances • Bedroom One (fitted wardrobes) • Bedroom Two (fitted wardrobes) • Modern Shower Room

COMMUNAL AREAS & OUTSIDE

Reception Hallway With Lift To All Floors • Residents' Lounge • Laundry • Communal Gardens • Outside Sheltered Scooter Store & Charging Area • Residents' Parking • Visitors Parking

FURTHER INFORMATION

Visiting Development Manager • 24 Hours Emergency Appello Call System • Leasehold With 98 Years Remaining (TBC By Solicitor) • Ground Rent £284 PA • Service Charge Approx. £6060 PA • Council Tax Band B • Energy Rating ? • No Onward Chain • Residents' Parking • Visitor Parking • Over 60s With Criteria For Residency • If A Couple One Purchaser Can Be Over 55 If The Other Is Over 60

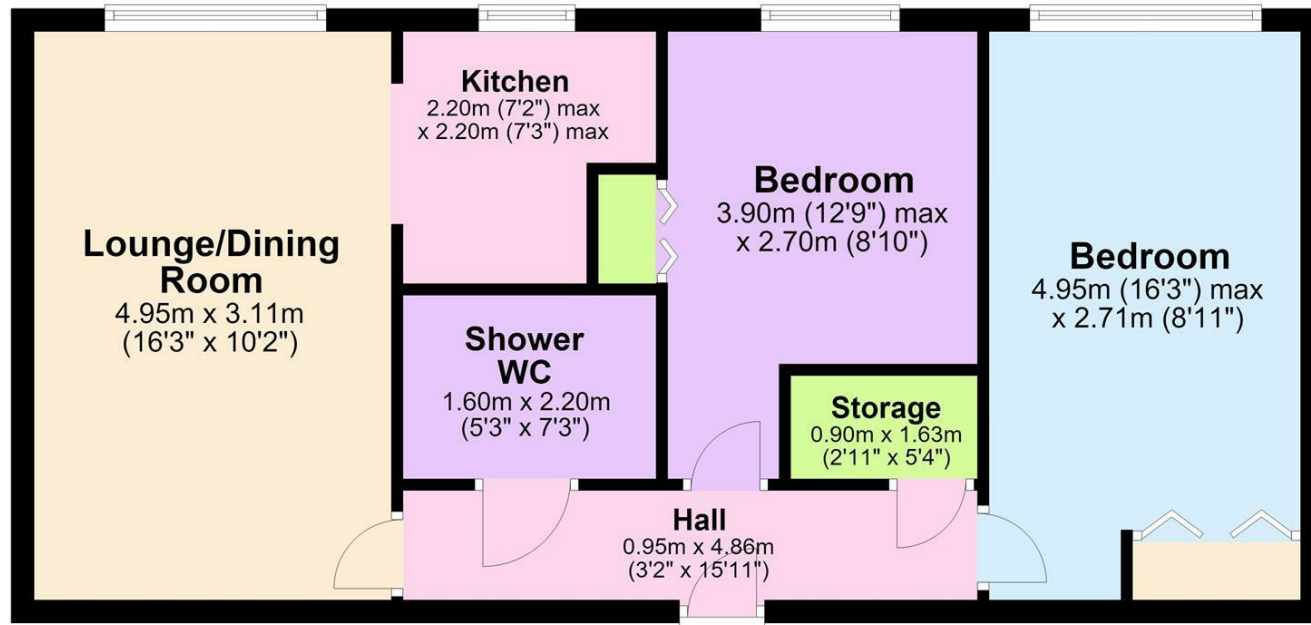






Floor Plan

Approx. 54.6 sq. metres (587.2 sq. feet)



Total area: approx. 54.6 sq. metres (587.2 sq. feet)

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



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