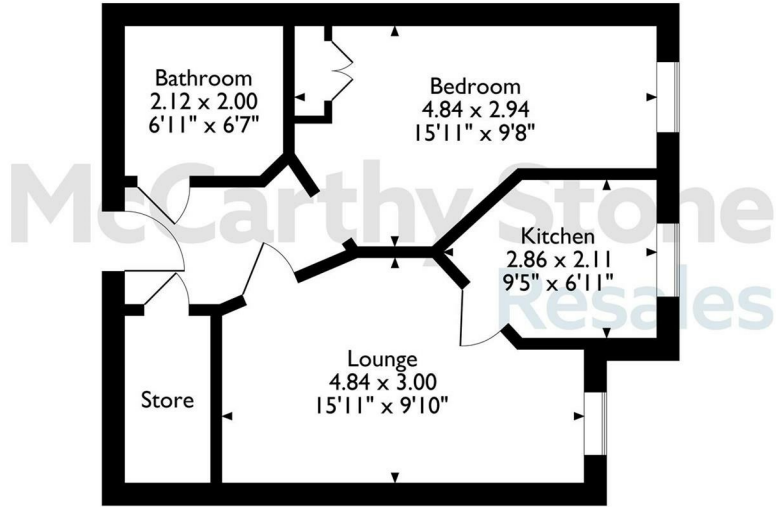
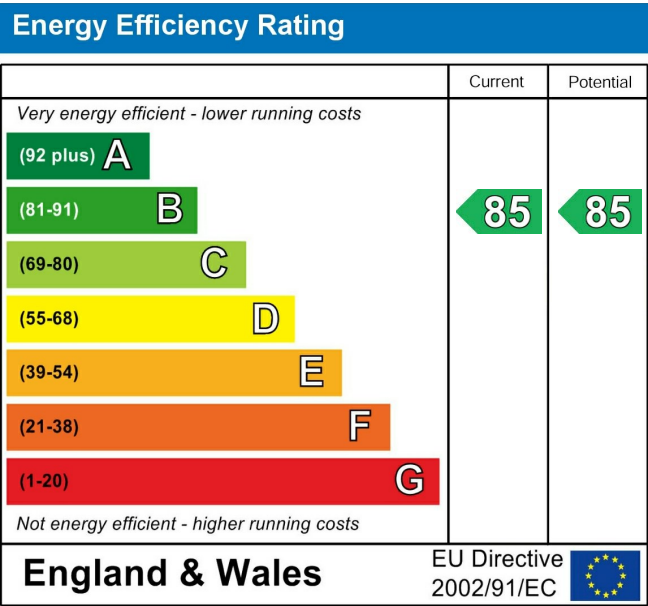
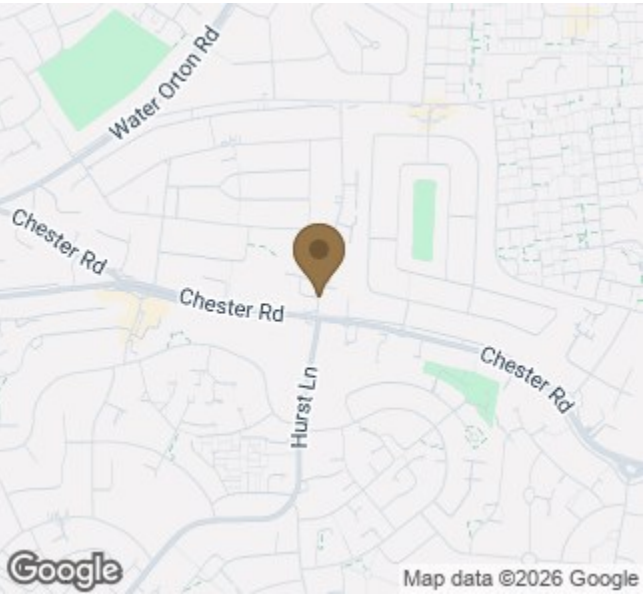


Henshaw Court, Apartment 39, 295, Chester Road, Birmingham, West Midlands
Approximate Gross Internal Area
41 Sq M/441 Sq Ft



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



39 Henshaw Court

Chester Road, Birmingham, B36 0JQ

1 1 **Council Tax Band: C**

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 39 Henshaw Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £135,000
Leasehold

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

Why you'll love living here:

- Beautifully Presented Retirement Apartment for Over 60's
- Located on the Second Floor with Lifts to all Floors
- Well Located for Amenities and Transport Links
- Homeowners lounge
- Guest suite
- Quiet reading room
- House Manger on site During Office Hours
- Laundry Room
- Gated car park
- Must be viewed

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

39 Henshaw Court, Birmingham

 1 |  1 | Asking price £135,000

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 annual service charge is £2,707.04 for the financial year ending 31st March 2027.

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: 125 years from 1st June 2013
Ground Rent: £425 per annum
Ground Rent Review Date: June 2028

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.

