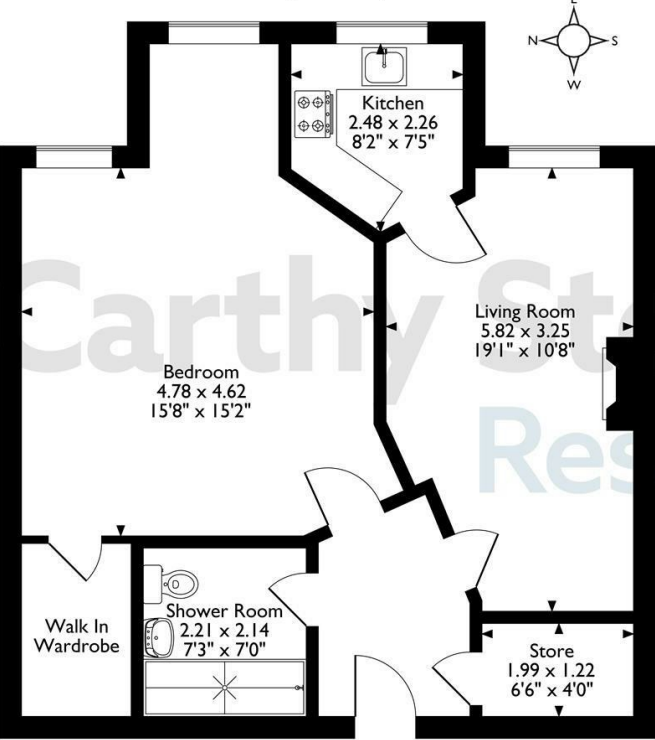


41 Henshaw Court, 295 Chester Road Castle Bromwich, Birmingham,
Approximate Gross Internal Area
65 Sq M/700 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8647940/DST.

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

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41 Henshaw Court

295 Chester Road, Birmingham, B36 0JQ



Offers in the region of £140,000 Leasehold

A ONE BEDROOM retirement apartment situated on the TOP FLOOR having lifts to all floors. Immaculately presented and benefiting from an EXTREMELY GENEROUS BEDROOM. the apartment must be viewed to appreciate the accommodation on offer.

Part of our retirement range properties within our HENSHAW COURT DEVELOPMENT for over 60's.

Call us on 0345 556 4104 to find out more.

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Henshaw Court, 295 Chester Road, Castle Bromwich, Birmingham

Summary

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 or of age or over.

Social Community

The development has a wonderful friendly community feel, reflected by the homeowners lounge and spectacular gardens. It's so easy to make new friends and to lead a busy and fulfilled life at Henshaw Court; there are always plenty of regular activities to choose from which the homeowners can pick and choose from. A few examples are; coffee mornings, and other social afternoons. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

Entrance Hallway

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 feature fireplace with inset electric fire. There's a TV point with Sky+ connectivity, Telephone point. Power points. Ceiling spot lights.. A 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.

Double Bedroom

An exceptionally large bedroom which is bright and neutrally decorated with a two double glazed windows and door off to a Walk in wardrobe. TV and telephone points, Sky connection point. A range of power sockets. Ceiling light fitting.

Shower Room

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

Service Charge (breakdown)

- 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

1 bed | £140,000

Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or House Manager.

The service charge is £2,605.10 per annum (for financial year ending 31/03/26)

Lease Information

Lease: 125 years from 1st June 2013

Ground rent: £425 annually

Ground rent review: 1st June 2028

Car Parking (Permit Scheme)

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.

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

