

Barratt Last

ESTATE AGENTS

0121 776 5744



APT 4 HENSHAW COURT, 295 CHESTER ROAD, CASTLE BROMWICH. B36 0JQ

- Ground Floor Apartment For Over 58's
- Electric Heating & Double Glazing
- Host of Other Facilities Available
- One Bedroom
- Garden Facing Front Of Building
- Great Location for Amenities

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.



Front Entrance/Hallway

Private intercom entrance, laminate floor covering, cloaks cupboard.

Lounge

23'6" x 10'5" (7.17 x 3.2)

Laminate floor covering, 'Adam' style fireplace, modern electric fire, panel heater, double glazed window and double glazed door leading to front garden.

Fitted Kitchen

8'0" x 7'4" (wall tapers (2.46 x 2.26 (wall tapers)

Matching base and walls units, work surfaces, single drainer stainless steel sink, 'built-in' oven and 4-ring ceramic hob unit with cylindrical cooker hood air extractor fan above, integrated fridge-freezer, double glazed window, tiled splashbacks.

Double Bedroom

19'9" x 9'3" (wall tapers (6.04 x 2.84 (wall tapers)

Fitted mirror fronted wardrobes, double glazed window, storage heater.

Well Appointed Shower Room

7'1" x 6'10" (2.18 x 2.09)

Fully tiled walls, free standing shower area with shower fitment, 'Dimplex' fan heater, air extractor fan, tiled floor covering.

OUTSIDE

Small Garden

To front of building with private access.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Leasehold with approximately 110 years unexpired, subject to a Ground Rent of £212.50 per 1/2 year. Service charge £2,717.11 per annum.

We would advise all prospective purchasers to have this information verified by their Legal Representative.

Council Tax - Band C- Solihull Metropolitan Borough Council.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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