

# Barratt Last

ESTATE AGENTS

0121 776 5744



## APPT 19 HENSHAW COURT, CHESTER ROAD, CASTLE BROMWICH. B36 0JQ

- Well Presented 1st Floor Apartment for Over 58's
- Two Shower Rooms
- Double Glazing
- Great Location for Amenities
- Two Bedrooms
- Electric Heating
- Host of Other Facilities Available
- No On-Going Chain

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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.



## FIRST FLOOR

### Front Entrance/Hallway

Storage heater, store room.

### Lounge

16'3" x 16'4" average (walls taper) (4.96 x 4.98

average (walls taper))

3 double glazed windows, 'Adam' style fireplace, modern 'coal effect' electric fire, storage heater.

### Fitted Kitchen

8'0" x 6'0" (2.45 x 1.85)

Matching base and wall 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 and freezer, tiled splashbacks, air extractor fan.

### Bedroom 1

14'11" x 9'10" (4.55 x 3.0)

Double glazed window, storage heater, 'built-in' wardrobe.

### En-suite Bathroom

7'4" x 6'6" (2.24 x 2.0)

Fully tiled walls, panelled bath, over bath shower fitted, glazed shower screen, wash hand basin with store cupboard beneath, low flush W.C. 'Dimplex' fan heater, tiled floor covering.

### Bedroom 2

8'11" x 7'4" (2.72 x 2.26)

Double glazed window, storage heater.

### Shower Room

Fully tiled walls, free standing shower area with shower fitment, pedestal wash hand basin, low flush W.C. 'Dimplex' fan heater, air extractor fan, tiled floor covering.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Leasehold with approximately 112 years unexpired, subject to a Ground Rent of £274.50 per 1/2 year. Service charge £3907 per annum.

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

Council Tax - Band D - Solihull Metropolitan Borough Council.

## Energy Efficiency Rating

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

## HOME TO SELL?

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