

Barratt Last

ESTATE AGENTS

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APT 19 HENSHAW COURT, CASTLE BROMWICH, B36 0JQ

£190,000 LEASEHOLD

- 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

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: sales@barrattlast.co.uk

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.



A rare opportunity to purchase a Two Bedroomed Apartment in Henshaw Court, a purpose built retirement building for the over 58's, conveniently situated for all amenities.

Homeowners have access to attractive communal gardens and communal facilities including Lounge/Coffee Areas, a Laundry Room and a Guest Apartment (available for hire).

A House Manager is on site and number 19 is situated on the 1st floor at the front of the building (facing Chester Road). There is also 24 hour emergency call systems within the apartments.

The well presented accommodation, which has electric heating and double glazing, briefly comprises :

Welcoming Reception Hall, Lounge with fitted Kitchen off, Shower Room, Two Bedrooms (en-suite bathroom off master bedroom).

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.

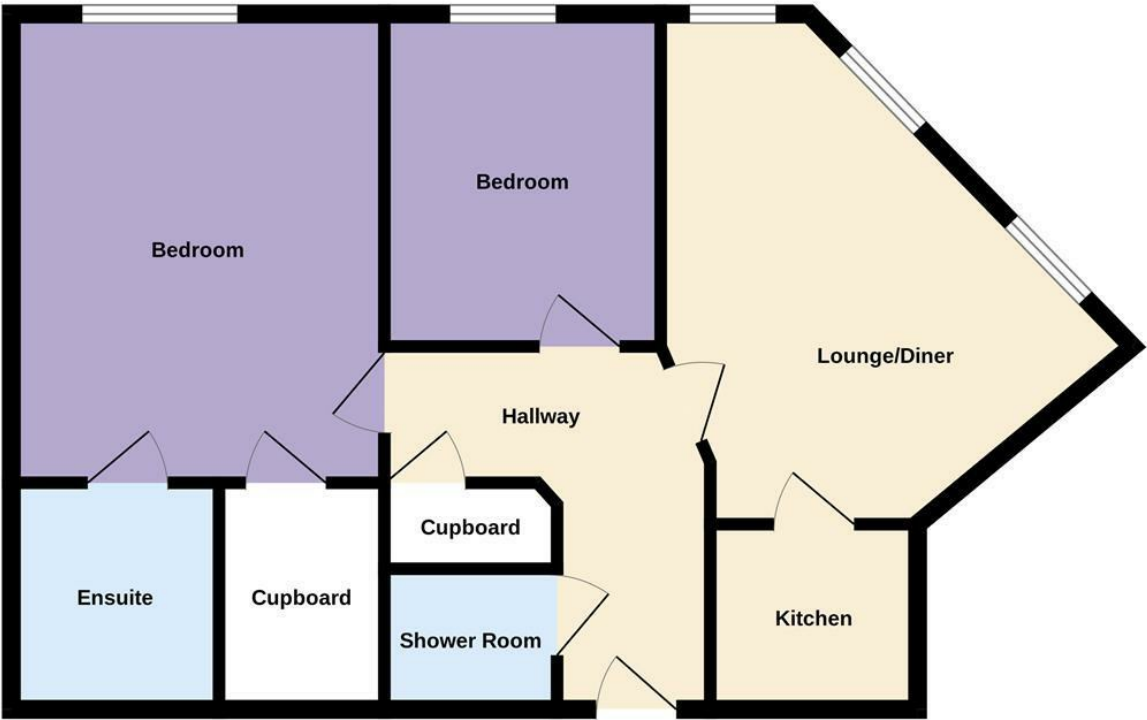
Council Tax - Band D - Solihull Metropolitan Borough Council.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(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 

HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

Ground Floor



19 Henshaw Court B36 0jq

Measurements are approximate. Not to scale. Illustrative purposes only.
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