

## **8 Chestnut Court (Castle Bromwich)**

**306 Chester Road, Birmingham, West Midlands, B36 0LB**



**PRICE: Offers in the Region Of £95,000**      **Lease: 125 years from 1992**

### **Property Description:**

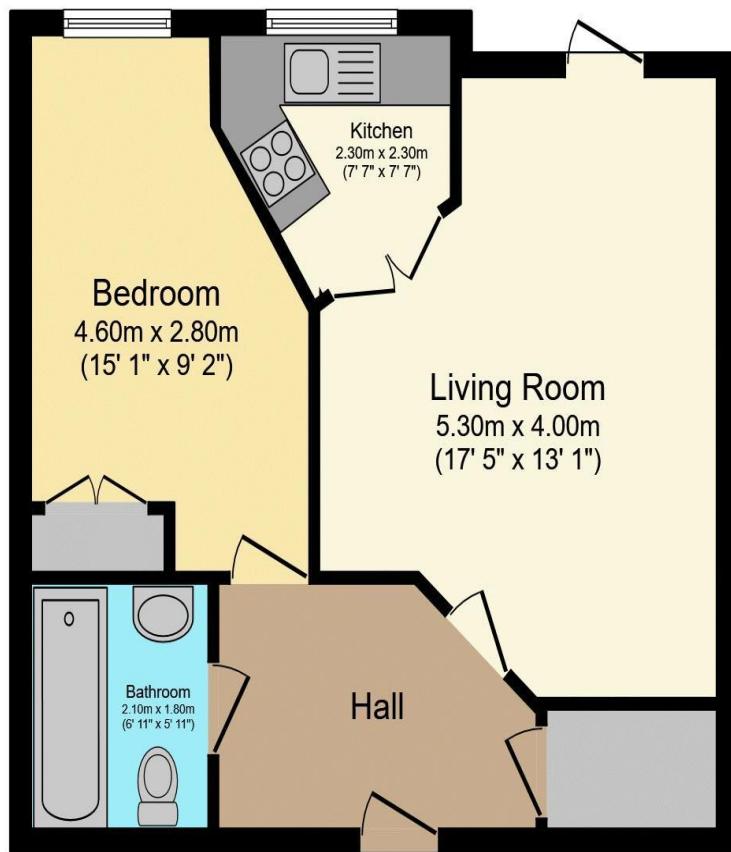
#### **A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO DOOR ONTO PATIO AREA AND GARDENS**

Chestnut Court is in a prime location close to local amenities including supermarkets, shops, post office, banks, library, doctors and pharmacy. Local bus service to Birmingham city Centre and Solihull Touchwood shopping centre, NEC and Birmingham Airport is within easy reach by bus or car. Places to visit nearby Castle Bromwich Hall Garden with 10 acres of restored walled gardens, Castle Bromwich Hall Hotel, and Jaguar Factory and The Sentinel (Spitfire Island) just a short distance away. Constructed by McCarthy & Stone (Developments) Ltd and comprises 60 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 58 years, or in the event of a couple, one must be over the age of 58 years and the other over 50 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Development Manager
- Lift to all floors
- 24 hour emergency Appello call system
- Minimum Age 58
- Residents' lounge with kitchenette
- Guest Suite
- Communal Laundry facilities
- Lease: 125 years from 1992



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Total floor area 45.9 m<sup>2</sup> (494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£438.60**

**Ground Rent Period Review:**

**2036**

**Annual Service Charge:**

**£2,653.24**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homeseach, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: [enquiries@retirementhomeseach.co.uk](mailto:enquiries@retirementhomeseach.co.uk)

Retirement Homeseach Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.