

41 Homehall House

82 Upper Holland Road, Sutton Coldfield, West Midlands, B72 1RD



PRICE: £65,000

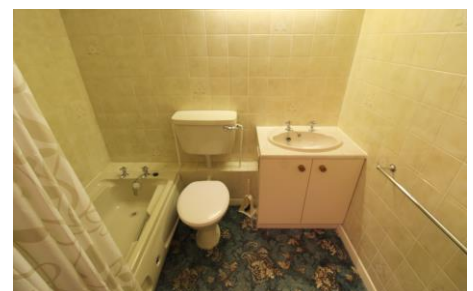
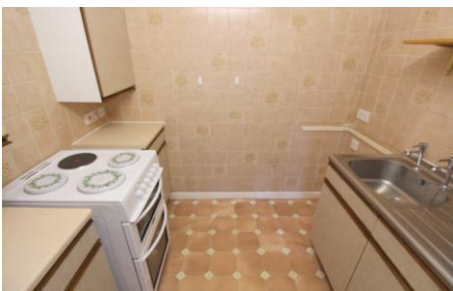
Lease: 99 years from 1984

Property Description:

A ONE BEDROOM TOP FLOOR RETIREMENT APARTMENT

Homehall House is in a convenient location for all amenities including town centre, health centre and Good Hope Hospital. The tranquil rear gardens have a Brook running through it and seating areas. Bus stop outside the development and train station in the town centre. Constructed by McCarthy & Stone (Developments) Ltd and comprises 59 properties arranged over 3 floors each served by lift. The Visiting 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 response 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 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

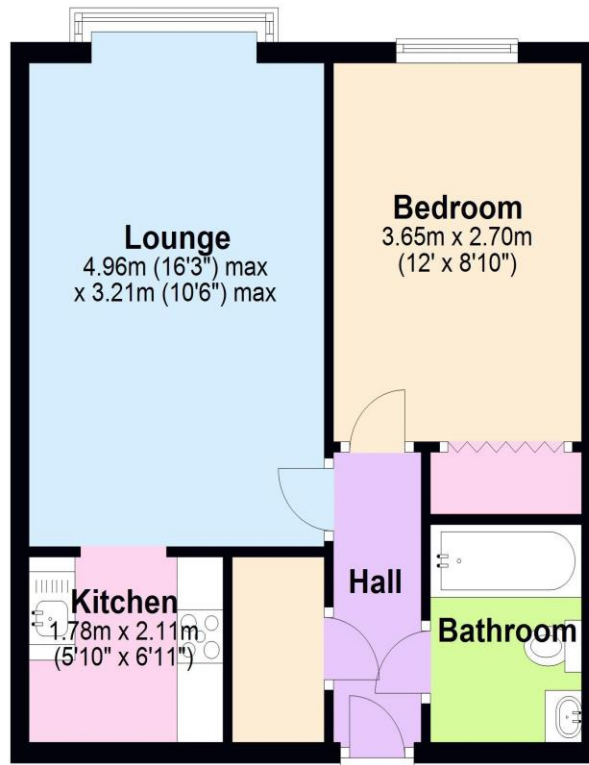
- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello system
- PHOTOS SHOW GENERAL VIEW OF RETIREMENT DEVELOPMENT
- To include carpets, curtains and light fittings
- Guest Suite
- Visiting House Manager
- Lift to all floors
- Lease: 99 years from 1984



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

Flat

Approx. 39.6 sq. metres (426.3 sq. feet)



Total area: approx. 39.6 sq. metres (426.3 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	81
(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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For Financial Year Ending:

31/08/24

Annual Ground Rent:

£454.50

Ground Rent Period Review:

Next uplift 2027

Annual Service Charge:

£2,361,76

Council Tax Band:

B

Event Fees:

1% Transfer

N/A Contingency

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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.