

23 Rivendell Court

1051/1071 Stratford Road, Birmingham, West Midlands, B28 8AT



PRICE: Offers in the Region Of Lease: 125 years from 1999
£62,000

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR Rivendell Court was constructed by McCarthy & Stone (Developments) Ltd and it is conveniently located for shops and other amenities. The development comprises 74 properties arranged over 3 floors each served by a lift. The Development Manager can be contacted from various points from 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 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Development Manager
Minimum Age 60
24 hour emergency Appello call system
Intruder alarm
Residents' lounge

Guest Suite
Communal Laundry facilities
Lift to all floors
Lease 125 years from 1999

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

01425 632257 charlotte.harvey@retirementhomesearch.co.uk

ACCOMMODATION

Front door to the:

ENTRANCE HALL

Coved and artex ceiling. Emergency pull cord. Ceiling light and power point. Door to airing cupboard with hot water cylinder and housing security alarm system.

LIVING ROOM

Fire surround. (Electric coal fire optional). Electric storage heater. Ceiling lights. Power points. TV aerial point. Emergency pull cord. Telephone point.

KITCHEN with window

Tiled and fitted with a range of wall and floor cupboards with work tops. Built in oven with four ring hob. Fridge and freezer. Stainless steel sink unit. Power points. Emergency pull cord.

BEDROOM

Built in wardrobe with mirrored fronted doors and hanging rail and shelf over. Electric storage heater. Ceiling light. Power points. Emergency pull cord. Telephone point.

WET ROOM

Tiled and fitted Wet Room with Shower. Disabled facilities round Shower and Toilet. Emergency pull cord. WC with low level flush. Vanity unit with mirror over. Strip light. Extractor fan. Wall mounted electric heater. Heated towel rail.

RETIREMENT HOMESearch

Annual Service Charge:

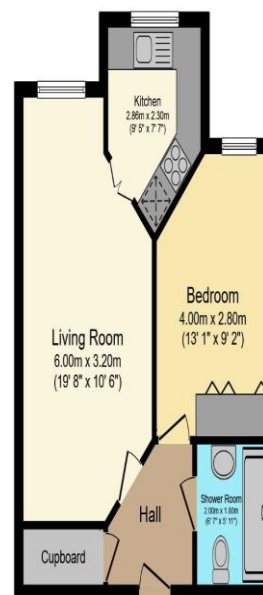
£2496.02

Annual Ground Rent:

£666.78

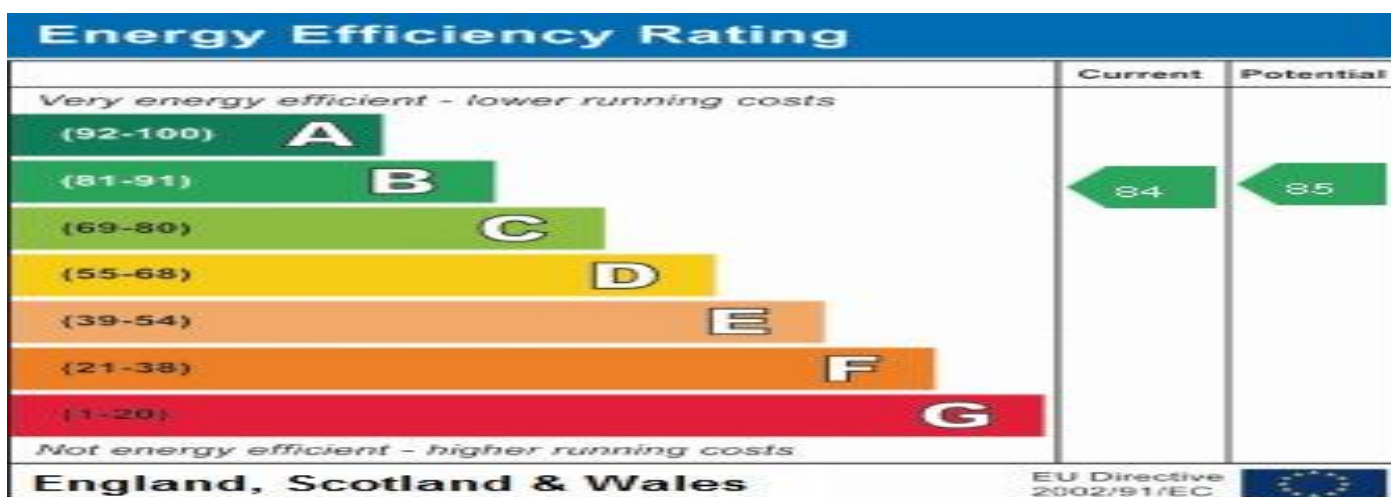
For Financial Year Ending:

31/08/22



Total floor area 43.0 sq.m. (463 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). Powered by www.focalagent.com



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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.