

61 Bridgewater Court

Bristol Road, Birmingham, West Midlands, B29 6NE



PRICE: £75,000

Lease: 125 years from 2003

Property Description:

A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH JULIETTE BALCONY AND GARDEN VIEW

(service charge paid in full up to March 2024) NO ONWARD CHAIN Bridgewater Court is conveniently situated close to local amenities including a health centre, Selly Oak Park, Post Office, Selly Oak Shopping Park. Constructed by McCarthy & Stone (Developments) Ltd and comprises one and two bedroom retirement flats, each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom. The development has the advantage of a Development Manager who, along with the Appello call system, ensures that help is always at hand. 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
24 hour emergency Appello call system
Residents lounge
Minimum Age 60
Lifts to all floors

Guest Suite

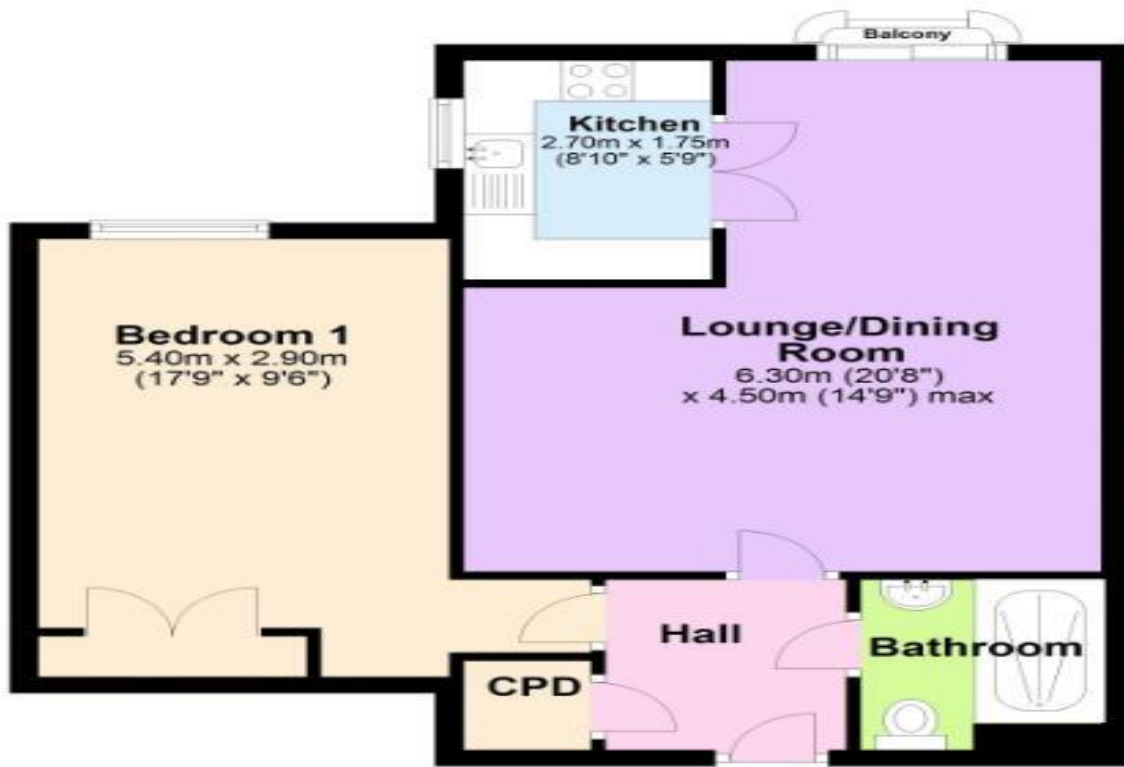
Lease 125 years from 2003



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

Floor Plan

Approx. 54.5 sq. metres (586.1 sq. feet)



Total area: approx. 54.5 sq. metres (586.1 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. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/2024

Annual Ground Rent:

£365.00

Ground Rent Period Review:

2026

Annual Service Charge:

£2682.08

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



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.