

## 33 Bridgewater Court

Bristol Road, Birmingham, West Midlands, B29 6NE



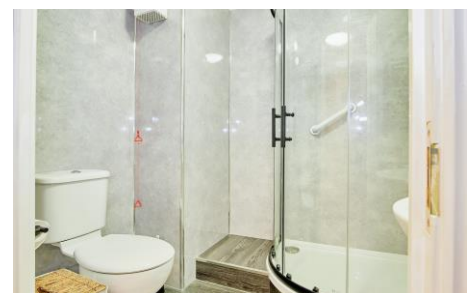
**PRICE: Offers in the Region Of £80,000**      **Lease: 125 years from 2003**

### Property Description:

#### **A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT BENEFITING FROM RE-FITTED KITCHEN, BATHROOM AND BOILER**

Bridgewater Court is conveniently situated close to local amenities including 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**



Total area: approx. 42.4 sq. metres (456.7 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) <b>A</b>			
(81-91) <b>B</b>		85	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/8/24**

**Annual Ground Rent:**

**£365.00**

**Ground Rent Period Review:**

**Next Uplift 2026**

**Annual Service Charge:**

**£2,682.08**

**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.