

## 14 Homehall House

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



**PRICE: £89,950**

**Lease: 99 years from 1984**

### Property Description:

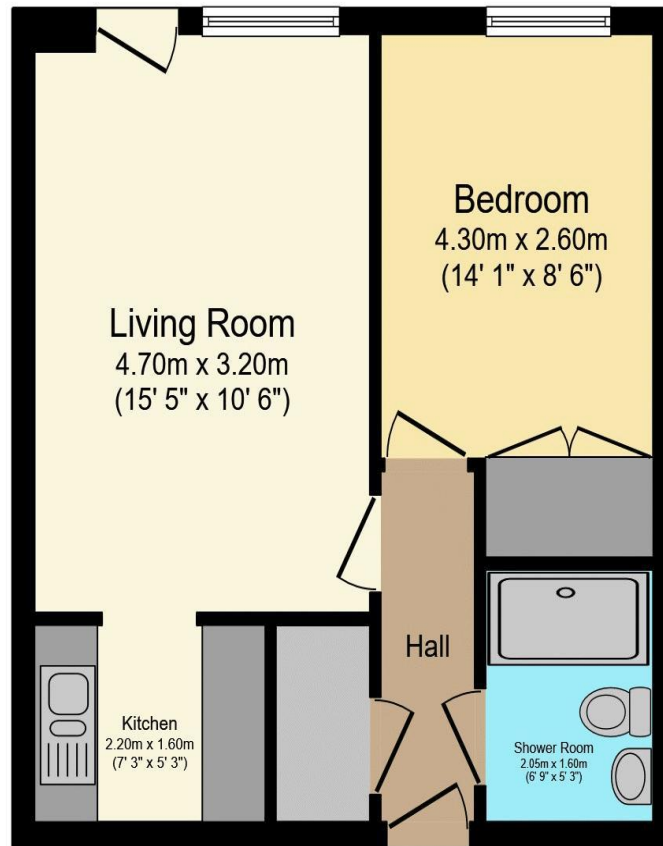
#### **A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT OVERLOOKING THE FRONT OF THE DEVELOPMENT**

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
- Lift to all floors
- Guest Suite
- Visiting House Manager
- Minimum Age 60 Lease: 99 years from 1984
- Lease: 99 years from 1984



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



Total floor area 37.8 sq.m. (406 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/8/24**

**Annual Ground Rent:**

**£511.31**

**Ground Rent Period Review:**

**Next Uplift 2028**

**Annual Service Charge:**

**£3,542.62**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**0% Contingency**

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