



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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**Flat 38, Chestnut Court Chester Road, Castle Bromwich,
Birmingham B36 0LB
Price £89.950**

A well maintained and spacious 1 bedroom, first floor retirement apartment benefiting from electric heating and UPVC double glazing. Located at the front of the development with off road parking, communal entrance, communal lounge.

***Lease 94 years ***Service Charge £1327.17 half yearly ***Ground Rent £256.62 half yearly



Chestnut Court is located off the main Chester Road behind a large fore-garden and car parking for many vehicles for residents and guests

The three storey building is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

The flat is located on the first floor and can be accessed by either stairs or a lift.

Entrance to the retirement apartments is via a communal entrance through an attractive lounge area to the corridors where the apartments are located and the lift and stairs to the first and second floor.

Front door entrance

Reception Hall

Airing cupboard off, electric night storage heater.

Spacious Lounge (front)

17'2 max. x. 14'3 (5.23m max. x. 4.34m)

2 x Electric night storage heaters, Upvc double glazed window.

Tiled Kitchen (front)

10'6. x. 6'5 (3.20m. x. 1.96m)

Single drainer stainless steel sink unit with mixer taps and double door base unit below. Further 3 single door base units, double door and 5 single door wall units, 4 Ring electric hob and oven, Upvc double glazed window.

Bedroom 1 (front)

16'1 min. x. 8'9 (4.90m min. x. 2.67m)

Electric night storage heater, Upvc double glazed window, sliding and folding double door wardrobe.

Modern Tiled Shower Room

6'9. x. 5'6 (2.06m. x. 1.68m)

Modern shower cubicle, vanity wash hand basin with storage unit below, low flush WC

OUTSIDE

Communal rear garden with car parking spaces for residents and guests.,

Communal Laundry Room

Located on the ground floor for the residents use with washing machines, tumble dryers and ironing boards (and irons)

Guest Rooms

Chestnut Court can accommodate your guests visiting you by arrangement with the site manager.

COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band C Council Tax Payable Per Annum £1,746.04 Year 2023/24.

LEASE DETAILS

Lease dated 6th July 1995 for a term of 125 years from 1st December 1992

Ground Rent £256.62 per half year

Service Charge £1,327.17 per half year



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(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	

TENURE: We are advised that the property is Leasehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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