

**WALTON
&
HIPKISS**

01562 886688

Sales, Lettings & Commercial

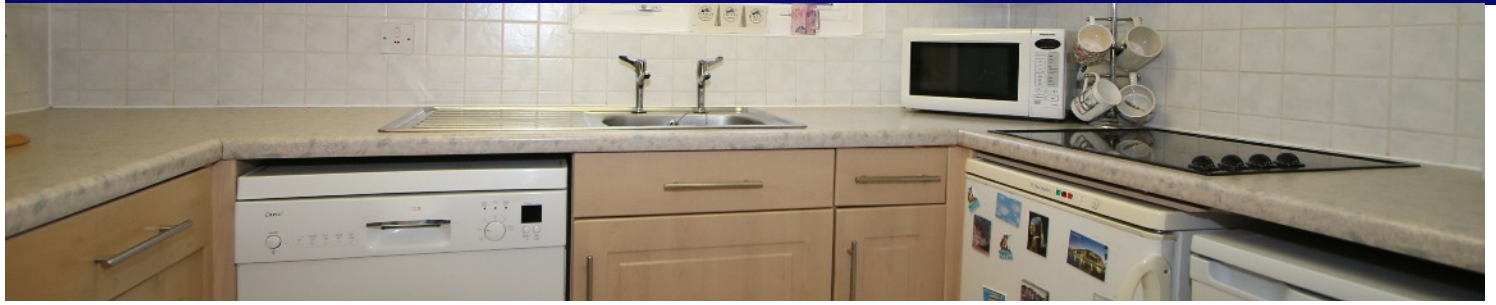
For sale by Private Treaty

**46 St Saviours Court
Worcester Road, Hagley, DY9 0HQ**



A second floor two bedroom retirement apartment (minimum age 60) situated in the highly sought after village location of Hagley with views to the front and rear of the building and with the added advantage of being the end apartment on this floor. The accommodation comprises: Reception Hall, Sitting Room, Kitchen, Two Bedrooms, Shower Room & Communal Gardens. EPC = C.

waltonandhipkiss.co.uk



St Saviours Court is ideally situated for Hagley Village having a variety of shops, restaurants, bus and railway services with direct links to Birmingham and Worcester ideal for commuting and nearby motorway networks.

A second floor two bedroom retirement apartment (minimum age 60) situated in the highly sought after village location of Hagley with views to the front and rear of the building and with the added advantage of being the end apartment on this floor. The accommodation comprises: Reception Hall, Sitting Room, Kitchen, Two Bedrooms, Shower Room & Communal Gardens

COMMUNAL RECEPTION AREA

Access to the management office, residents lounge and communal laundry.

RECEPTION HALL :

Storage cupboard, electric storage radiator, coving to ceiling, ceiling light point, doors lead to:-

SITTING ROOM : 17'10" x 11'3"

UPVC double glazed door and windows, electric storage heater, electric living flame fire with surround, power points, coving to ceiling, ceiling light point, emergency pull cord, door leads into

KITCHEN: 9'0" max x 6'5" max

Range of drawer, wall and base units with complementary splash back tiling, electric integrated cooker, hob, dishwasher, power points, ceiling light point, UPVC double glazed Window.

BEDROOM ONE : 15'4" max x 8'11" max

UPVC double glazed windows, fitted wardrobes, drawers and cupboards, power points, electric storage heater, ceiling light point, emergency pull cord.

BEDROOM TWO : 15'11" max x 8'5" max

UPVC double glazed window, power electric storage heater, emergency pull cord, ceiling light point

SHOWER ROOM: 6'10" max x 5'6" max

Tiled, vanity wash hand basin, low flush w/c, walk-in shower, heated towel rail, emergency push button, ceiling light point.

OUTSIDE :

Communal garden and resident parking.

TENURE:

The property is Leasehold

LOCAL AUTHORITY: Bromsgrove

FIXTURES & FITTINGS:

All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property.

IMPORTANT NOTICE:

These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances.

Therefore prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

AGENTS NOTE:

Lease is 125 years from 2002 approx.

SERVICE CHARGE:

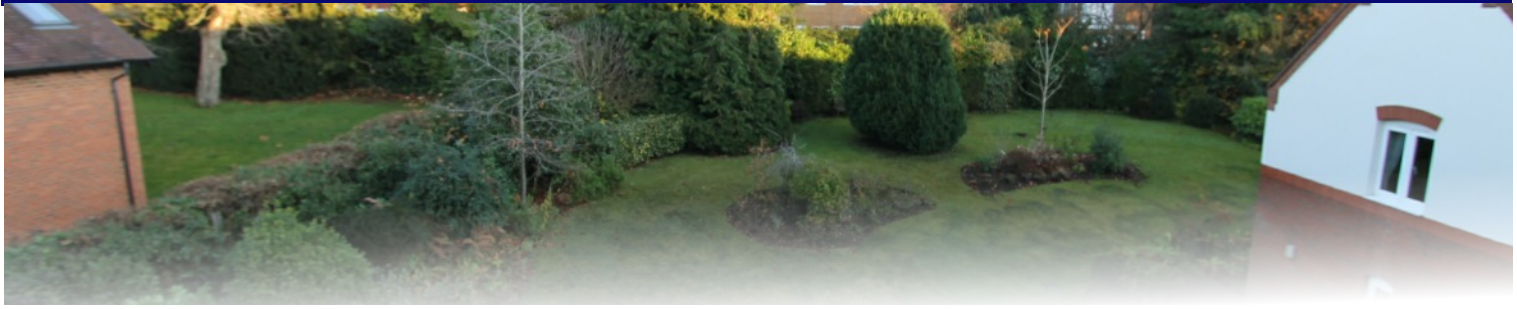
£3,076 per year Service Charge which includes Buildings Insurance, general maintenance and repairs and the upkeep of the communal areas such as gardens, lobbies, heating and hot water for the communal parts of the development. All residents are provided with an annual expenditure budget before the start of each financial year. The development benefits from a live in manager who is available Monday to Friday 9am-5pm.

You may wish to take out your own home contents insurance policy.

GROUND RENT:

£410 per annum payable half yearly in advance.





USEFUL INFORMATION:

A single occupant must be over 60 years old. Two occupants - one must be over 60 and the other at least 55. Considerations can be made if an occupant is younger but matches to certain criteria, such as being disabled.

COMMUNAL AREAS:

Gardens are maintained on a weekly basis subject to weather conditions (winter time every 2 weeks approx.)

The windows are cleaned externally every 6 weeks, also internally in the communal areas. Inside windows can be cleaned for an extra cost of around £5 by separate negotiation.

The Laundry Room has washing machines and tumble dryers. No clothes are allowed outside for drying.

Residents are encouraged to get together and socialise so if you want to meet up there is a communal lounge where you can relax and have a chat. Entertainment is sometimes provided with film afternoons and afternoon tea.

A Guest Suite is available at £20 for one person per night and £25 for two people per night.

SECURITY:

The main doors are kept locked at all times with a security entry system in operation. Visitors are monitored by a door entry system which allows callers to speak to you or the On Site Manager

All residents are issued with a key which will open the main front door and the apartment door.

UTILITIES:

You are responsible for paying the electricity bill for your own property. Water and sewerage charges are included in the service charge.

EMERGENCY HELP:

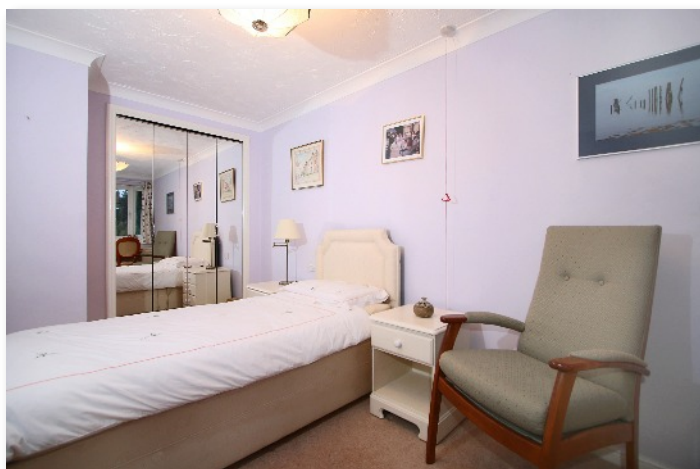
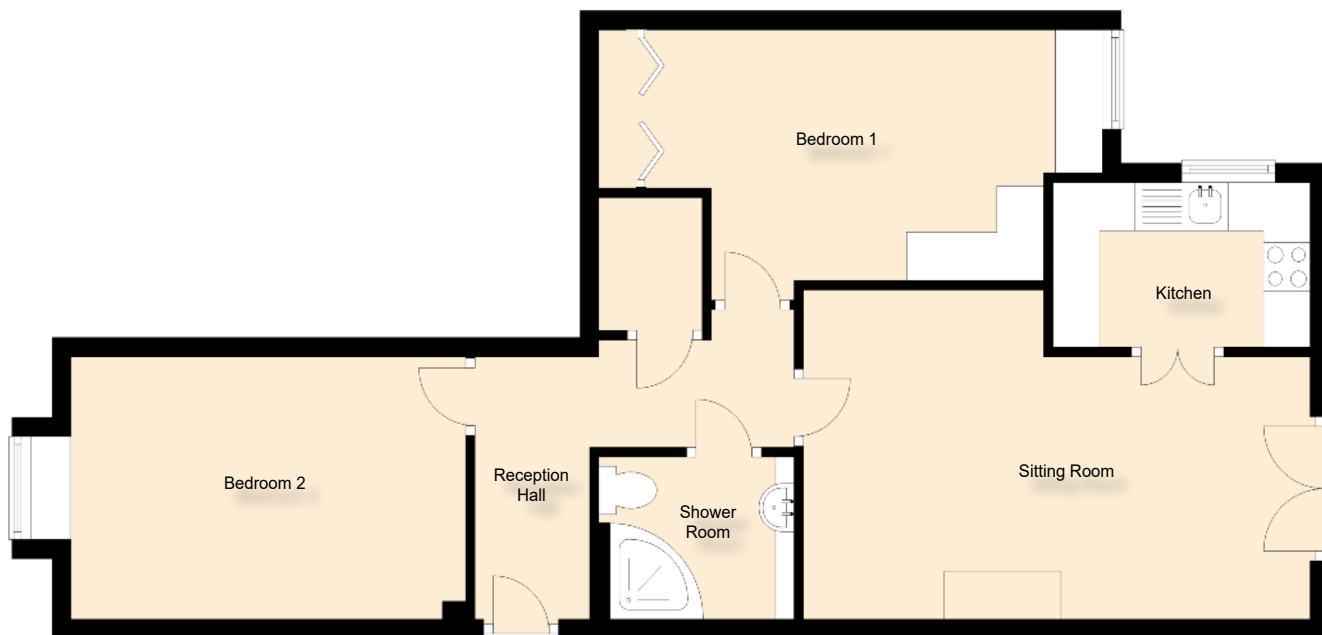
Each apartment is covered by a 24 hour emergency call response with pull cord or push button access in every room. The on-call team will make sure you get the the right kind of help, as soon as possible. This is included in the service charge and you can have options of either a wrist band or neck pendant.

PETS:

If purchasing the property with a pet a one off administration charge of £80 (subject to change) is payable for an application to the committee to consider if the pet will be allowed.



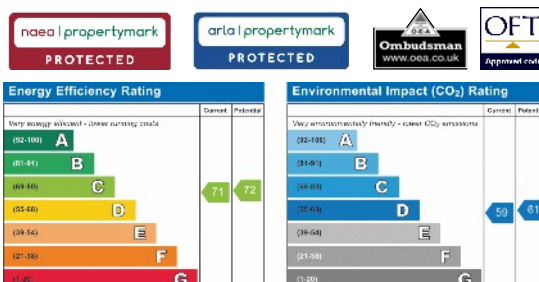
The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.



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The EPC is available to download from the online details, related to this property at www.waltonandhipkiss.co.uk