



£55,000 Guide Price

High Street, Brownhills, WS8

Flat | 1 Bedroom | 1 Bathroom

01922 322988



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# Step Inside

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## Key Features

- 50% SHARE IN RETIREMENT FLAT
- ON-SITE MANAGEMENT AND 24/7 SUPPORT
- SPACIOUS LOUNGES AND DINING AREAS
- MODERN KITCHENS WITH ESSENTIAL APPLIANCES
- ACCESSIBLE WET ROOMS
- COMMUNAL GARDENS AND OUTDOOR SPACES
- COMMUNAL LOUNGES FOR SOCIALISING
- ON-SITE CAFÉS AND HAIRDRESSERS
- REGULAR SOCIAL ACTIVITIES AND EVENTS
- SECURE ENTRANCE AND INTERCOM SYSTEMS

## Property Description

FLAT 19 KNAVES COURT, HIGH STREET, BROWNHILLS

Discover an excellent opportunity to own a 50% share in this charming retirement flat, perfectly located close to all essential amenities on the High Street, Brownhills. Enjoy easy access to public transport services connecting to Walsall and Cannock centers.

This development offers a range of on-site amenities including a restaurant, hairdressing salon, small shop, and a communal lounge. Knaves Court is well-known for its active social schedule, providing daily activities for residents. The property is managed by a full-time manager with care staff available 24/7. Additional conveniences include a charging room for electric scooters and a communal laundry facility, complete with washing machines and tumble dryers, all free of charge for residents.

Nestled within well-maintained communal grounds, the property also benefits from communal car parking facilities.

## Main Particulars

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**Tenure** - We understand that the property is LEASEHOLD for a term of 125 years from 22 October 2010, the lease will end on October 23, 2135, there are approximately 111 years remaining on the lease.

**Service Charge & Rent** - We understand from Housing 21 that the current service charge payable is £416 per month, and there is a rent payable of £235 per month at 50% ownership. In addition, there is a support charge of £29.92 per month for the pullcord emergency system and a utility charge of £51.03 per month for heating and water. These charges are reviewed annually in April. The only exclusions are Council Tax and electricity charges. Prospective purchasers are advised to clarify this information via their legal representative.

**Administration Fee** - We understand that the purchaser will be required to pay an administration fee to Housing 21 upon completion of the purchase of £560. Prospective purchasers are advised to clarify the amount payable in respect of this via their legal representative or Housing 21.

**Interview Process** - Approval is given by way of an interview between the Court Manager and the prospective purchaser. This interview follows a fair and consistent format, the purpose of which is to establish the suitability of the property for the needs of the prospective purchaser. This is also a two-way process whereby information about Housing 21, the scheme, the services and service charge are shared with the prospective purchaser.

**Age Restriction** - We understand that there is an age restriction at the development in that you must be over 55 years of age.



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IMG\_1107.jpeg



IMG\_1164.jpeg





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01922 322988



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