

12 Elisabeth Court

Lichfield Road, Sutton Coldfield, West Midlands, B74 4BH



**PRICE: Offers in Excess of
£95,000**

Lease: 125 years from 2005

Property Description:

A REDECORATED AND RECARPETED ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR OVERLOOKING THE FRONT OF THE DEVELOPMENT

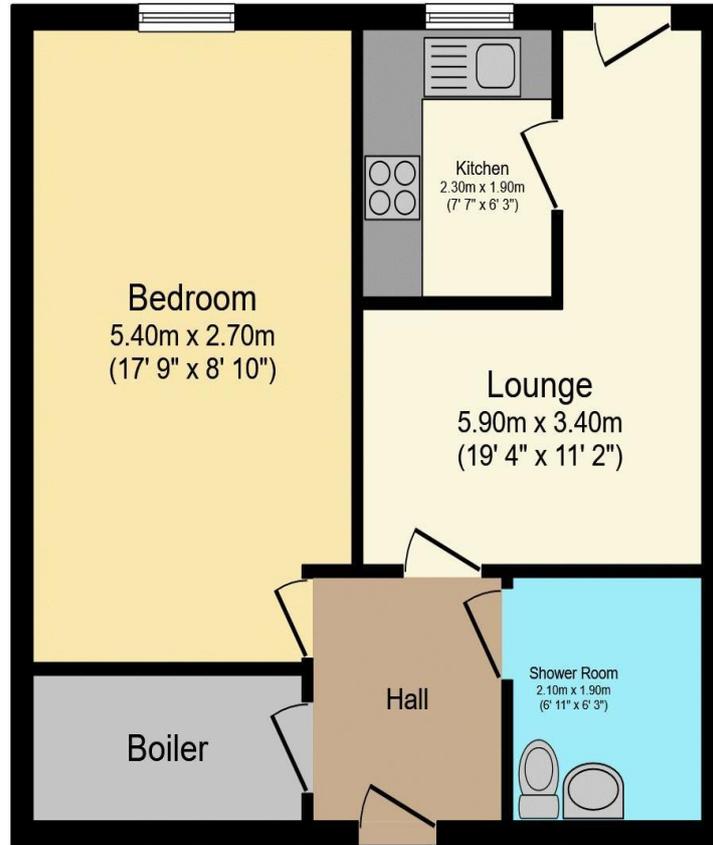
Elisabeth Court is a development of retirement apartments developed by Pegasus Retirement Homes plc. The facilities at Elisabeth Court include an Estate Manager who sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Estate Manager is off-duty each property is linked to a 24 hour emergency call system. Each property benefits from accommodation that includes an Entrance Hall, Lounge, Kitchen, one or two bedrooms and bathroom. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Owners Lounge and Visitor Suite
- Lift to all floors
- Minimum Age 60
- Villavent Fresh Air System
- 24 hour Emergency Appello call system
- Gated Car Park with CCTV cameras and an Estate Manager
- Communal Laundry facilities
- To include carpets, curtains and light fittings
- Lease 125 years from 2005



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

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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) A			
(81-91) B			84
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:
31/03/2025
Annual Ground Rent:
£359.00
Ground Rent Period Review:
Next Uplift 2029
Annual Service Charge:
£4,136.32
Council Tax Band:
C
Event Fees:
1% Transfer
1% Contingency

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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.