



**NEWTON  
FALLOWELL**

## 341 Brookvale Road, Erdington

Birmingham, B23 7WQ

£59,950



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FALLOWELL**

\*\*\*RETIREMENT PROPERTY\*\*\*

NEWTON FALLOWELL SUTTON COLDFIELD are delighted to market this one-bedroom flat in a retirement complex within a sought-after area in Erdington. Access to this apartment is situated on the ground floor and comprises of a living room, fitted kitchen, bathroom and spacious bedroom. The bedroom also has a fitted wardrobe. There is also an intercom in the property. In order to reside at the premises, residents need to be over the age of 55 years. Residents within the Waterford Court complex also have access to a shared lounge with an onsite restaurant which is chargeable.

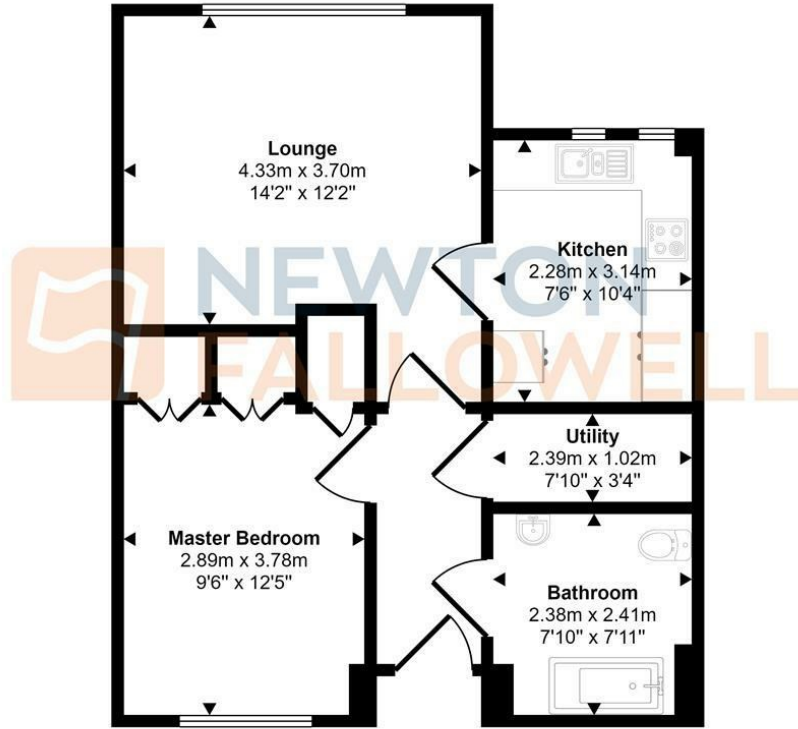
There is 102 years left on the lease. There is no ground rent. Service charge is approximately £505 a month. The service charge includes staffing 24/7, window cleaning, gardener, utilities, community area, external of the property insured, 1 1/2 hour house cleaning a week or alternatively laundry service.

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Approx Gross Internal Area  
53 sq m / 565 sq ft

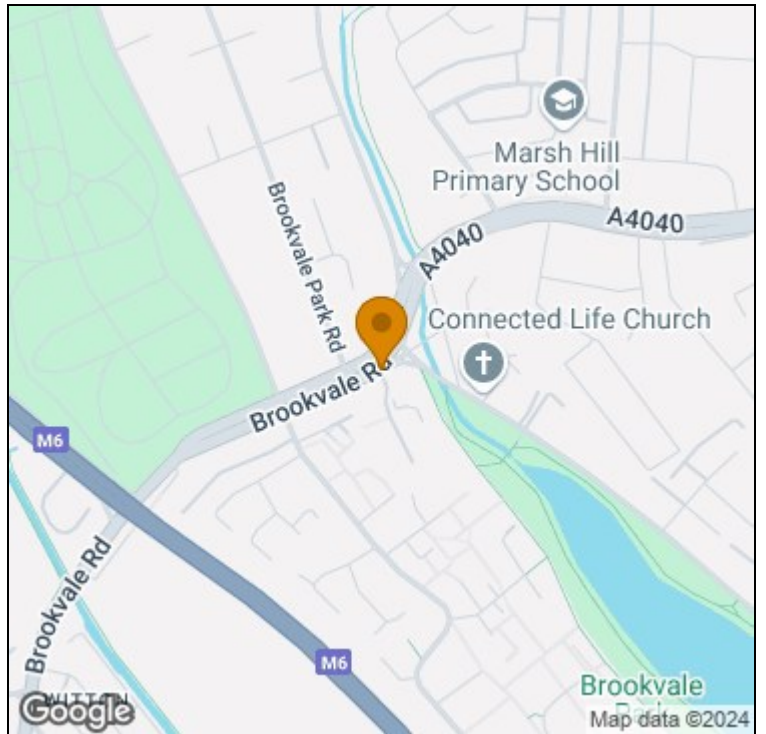


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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