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£124,950 Leasehold

1 Bedroom, Apartment - Retirement

1, Tudor Lodge 331-335 Warwick Road, Solihull, West Midlands, B92 7AA

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Tudor Lodge

Tudor Lodge is a delightful development of 30 one and two bedroom apartments in Solihull, West Midlands. The Dove House shopping precinct is adjacent to Tudor Lodge and offers a wide range of outlets including cafes, restaurants, hairdresser, dentist, newsagent, Post Office, supermarket, a cook shop and a specialist butcher.

The town, along with its 18 beautiful parks, offers you the opportunity to enjoy such activities as cycling, golf, tennis and bowls. It is also home to the world famous National Exhibition Centre which stages a great variety of shows and exhibitions throughout the year.

Transport in the area is excellent with a bus stop right outside the Lodge. Solihull railway station is just 1.5 miles away and Birmingham International Airport just 5 miles away.

The Lodge manager is on hand to support the Owners and keep the development in perfect shape.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Tudor Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Tudor Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Tudor Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment with Patio area. The property offers deceptively spacious accommodation throughout and is presented in good decorative order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens onto the Patio.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Bathroom offers a walk in bath with overhead shower attachment, a handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is are two useful storage cupboards located in the hallway.



# Features

- One bedroom ground floor retirement apartment
- Own Patio area
- No forward chain
- Good decorative order throughout and has been professionally cleaned
- Great location close to shopping facilities and bus routes
- Lodge Manager available 5 days a week
- Owners Lounge and Kitchen
- 24 hour Careline system for safety and security
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



# Key Information

Service Charge (Year Ending 31st May 2024):  
£3,074.98 per annum.

Ground rent £855.56 per annum. To be reviewed in  
May 2029

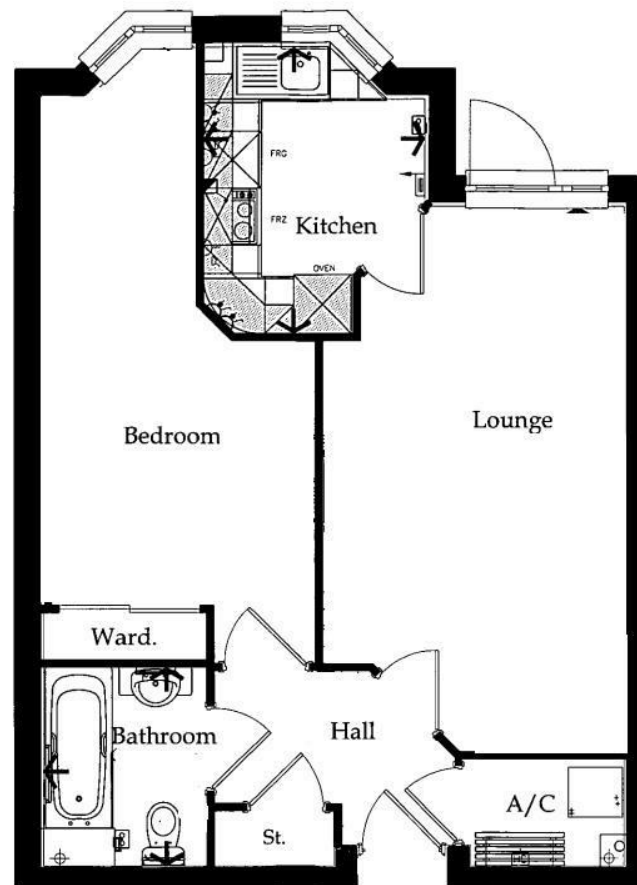
Council Tax Band C

125 year Lease commencing 2008

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.



EPC Rating: C

Living	Width 10'-6" [3208] max	Length 18'-11" [5755] max
Kitchen	Width 7'-8" [2325] max	Length 9'-11" [3017] max
Bathroom	Width 5'-7" [1702] max	Length 6'-11" [2100] max
Bedroom 1	Width 9'-3" [2814] max	Length 19'-4" [5887] max

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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