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£100,000 Leasehold

1 Bedroom, Apartment - Retirement

30, New Hall Lodge 117 Reddicap Heath Road, Sutton Coldfield, West Midlands, B75  
7DW

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# New Hall Lodge

New Hall Lodge is a wonderful development of 29 one and two bedroom apartments which are situated within the town of Sutton Coldfield. Named after a historical local Manor House, New Hall Lodge is within easy reach of local amenities and nearby Sutton Coldfield town centre. Apart from providing beautiful places of nature, Sutton Coldfield also offers you the modern conveniences of a town with a range of shopping facilities. For the avid golfer, you are spoilt by being within easy reach of The Belfry Golf and Country Club. In addition, the town is well served by excellent public transport links.

Both the Lodge and the apartment have been built and finished to the very highest standards throughout. Every detail has been considered from fitting plenty of plug sockets and TV points to the beautifully landscaped gardens, nothing has been missed. A beautiful apartment in a modern development.

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.

New Hall 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. 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.

New Hall 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.

New Hall 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 one bedroom first floor apartment overlooking the communal garden. The property offers deceptively spacious accommodation throughout and is conveniently located for the lift.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

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 Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



# Features

- One bedroom first floor retirement apartment
- Overlooks the communal garden
- Conveniently located for the lift
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- 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):  
£2,910.45 per annum.

Ground Rent: £826.56 per annum. To be reviewed  
in February 2029

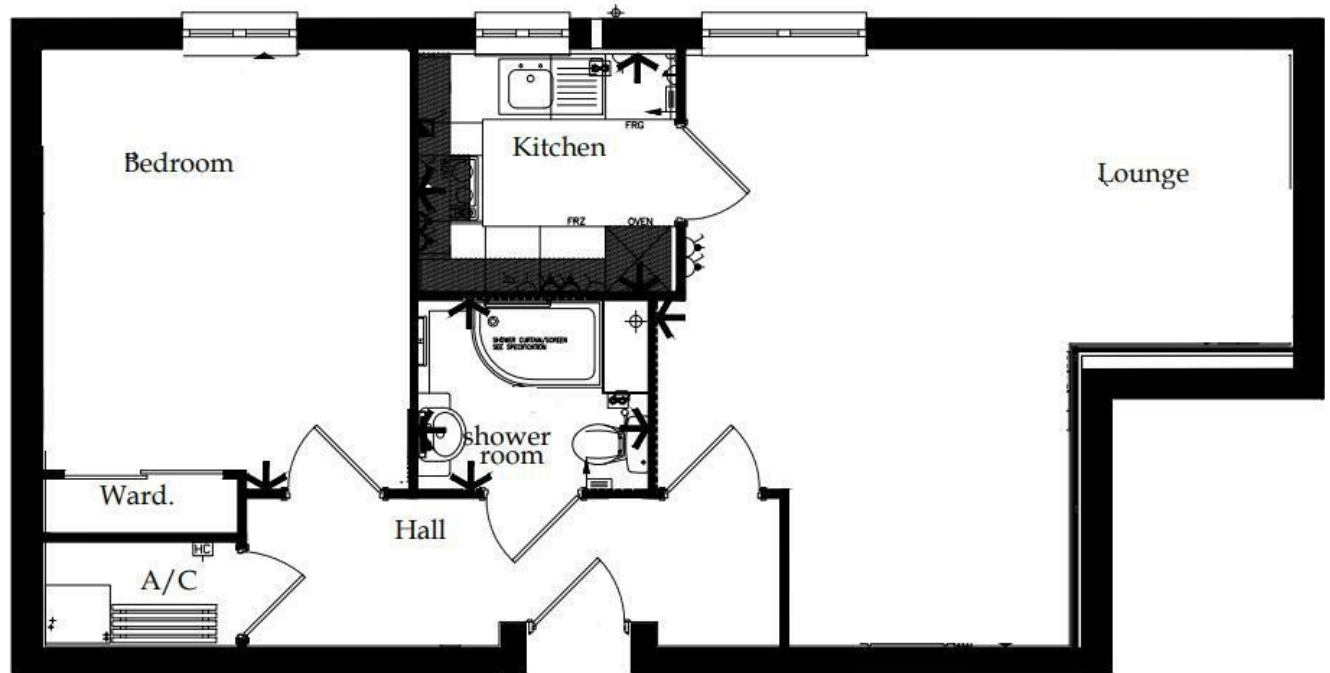
Council Tax: Band D

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, heating, 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.



Living	Width	17'-9" [5407] max	Length	19'-1" [5808] max	
Kitchen	Width	7'-2" [2175] max	Length	7'-10" [2380] max	Flat Area
Bathroom	Width	5'-8" [1735] max	Length	6'-11" [2119] max	55.97 sq m
Bedroom 1	Width	13'-1" [3990] max	Length	10'-11" [3334] max	602.4 sq ft

EPC Rating: D

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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