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Asking Price £119,950 Leasehold

1 Bedroom, Apartment - Retirement

49, Steeple Lodge Church Road, Boldmere, Sutton Coldfield, Staffordshire, B73 5GB

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Steeple Lodge

Steeple Lodge is a development of one and two bedroom retirement apartments within the leafy residential area of Boldmere, Sutton Coldfield, ideally located within easy reach of all local amenities and nearby Sutton Coldfield town centre.

Still referred to by many as its historic name, the Royal Town of Sutton Coldfield is generally regarded as one of the most prestigious locations in the West Midlands. The town is well known for its 2,400 acres of natural parkland delivering a sense of wilderness within an urban environment. Visitors to Sutton Park can enjoy activities such as walking, nature watching, picnics, restaurants and the use of bridle paths and cycling routes.

Boldmere offers many local amenities with the main shopping area at the northern end of Boldmere Road and a collection of shops at the southern end, known locally as 'Little Boldmere'. Sutton Coldfield town centre offers you all the modern conveniences of a town with a pedestrianised shopping area, Supermarkets and High Street stores. The Belfry Golf & Country Club is situated just outside Sutton Coldfield.

Sutton Coldfield is well served by public transport with local buses from just outside the Lodge into and around the town and local areas. The train station is just a few minutes away for travel further afield.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

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.

Steeple 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.

Steeple 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.

Steeple 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 second floor apartment overlooking the communal garden. The property offers deceptively spacious accommodation throughout and is conveniently located for the lift and stairs.

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.

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 second floor retirement apartment
- Overlooks the communal gardens
- Good decorative order throughout
- Conveniently located for the lift and stairs
- 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
- 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):  
£2,685.66 per annum.

Ground rent £637.87 per annum. To be reviewed  
May 2027.

Council Tax Band C

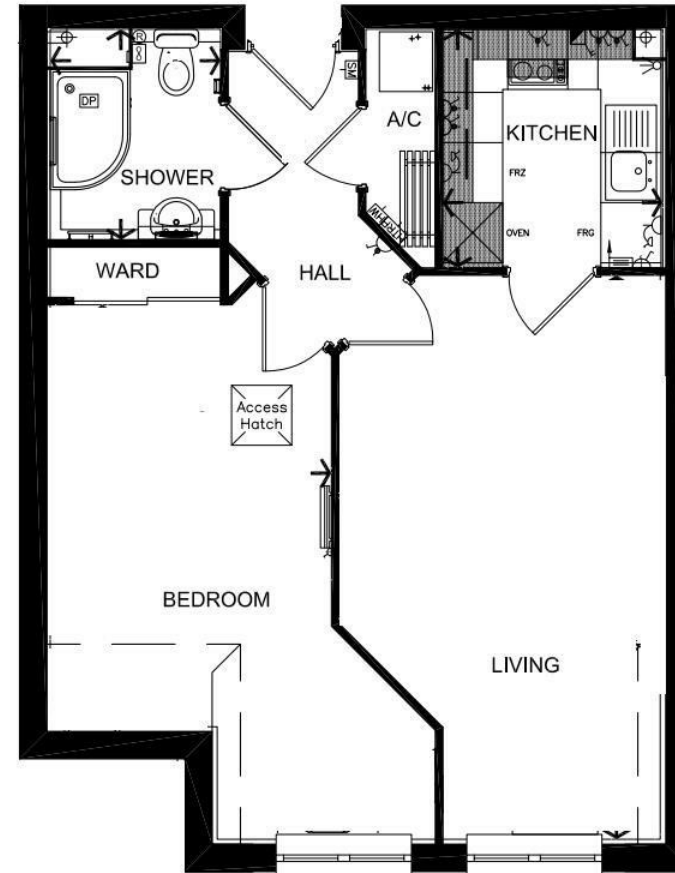
125 year Lease commencing 2013

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" [3205]	max	Length	18'-6" [5630]	max
Kitchen	Width	7'-2" [2195]	max	Length	7'-10" [2380]	max
Shower Room	Width	5'-7" [1700]	max	Length	6'-11" [2100]	max
Bedroom	Width	9'-3" [2805]	max	Length	13'-10" [4210]	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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