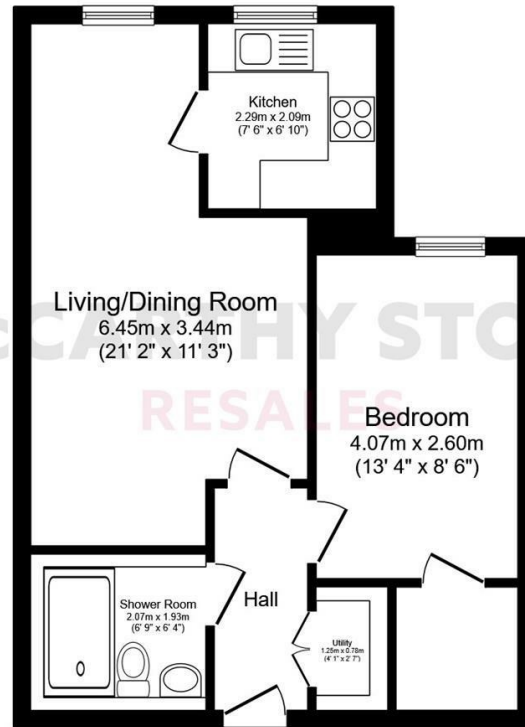


**40 Brueton Place**

Blossomfield Road, Solihull, B91 1PT



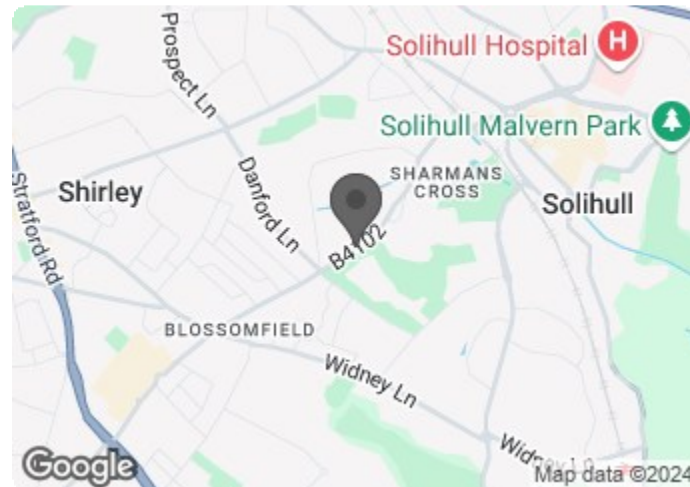
Total floor area 46.1 sq.m. (497 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

Council Tax Band: D



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



**Asking price £225,000 Leasehold**

A luxury one bedroom second floor retirement apartment in our prestigious Brueton Place development.

The apartment is presented to an immaculate standard throughout and must be viewed to be fully appreciated.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Blossomfield Road, Solihull

## Brueton Place

Solihull is a peaceful yet thriving town with the centre offering a bustling high street, Mell Square and Touchwood Shopping Centre, all packed with familiar shops, independent boutiques and international retail brands. Along with the nearby retail park in walking distance with a bus route close at hand. There is also an enviable choice of restaurants and eateries offering everything from global cuisine to fast food and pubs. Brueton Place has been designed to support modern living with wifi in the communal areas. All apartments feature walk in wardrobes, Sky+ connection point in living rooms, underfloor heating and camera entry system for use with a standard TV. The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £30 per night - subject to

availability) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

## Entrance Hallway

Welcoming entrance hall with wall mounted door entry system and 24hr emergency intercom. Door off to a large storage cupboard which houses the hot water system and a plumbed in Neff washer/dryer if required. Further doors lead to the living room, bedroom and shower room.

## Living Room

Delightful lounge/diner having TV point (with Sky connection capabilities). Telephone point. Power points. Ceiling light fittings. Attractive feature fireplace with inset electric fire and electric wall heater. Oak effect door with glazed panels leads into a separate kitchen.

## Kitchen

A modern fitted kitchen, featuring integrated fridge/freezer. Easy access Neff oven with matching microwave above. A range of white gloss base and wall units with under unit spot lighting. Induction hob with splash back and chrome extraction hood. A stainless steel sink unit with drainer is positioned below a double glazed window. Tiled flooring

## Bedroom

Double bedroom with double glazed window overlooking the gardens. Central light fitting, TV and telephone point. Power points. Electric

# 1 bed | £225,000

wall heater. Door off to very generous sized walk in wardrobe.

## Shower Room

A double width walk in shower unit with sliding shower doors. WC. Vanity unit with inset wash hand basin. Fitted mirror with light and shaver point. Wall mounted heated towel rail. Central ceiling light with three spots. Tiled flooring

## Lease Details

999 years from the 1st Jan 2017

Ground rent £425 per annum

Ground rent review: 1st Jan 2032

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2,742.32 per annum (for financial year ending 30/06/2025).

## Additional Information & Services

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

