

McCARTHY STONE RESALES

14 LORNE COURT
SCHOOL ROAD, BIRMINGHAM, B13 9ET



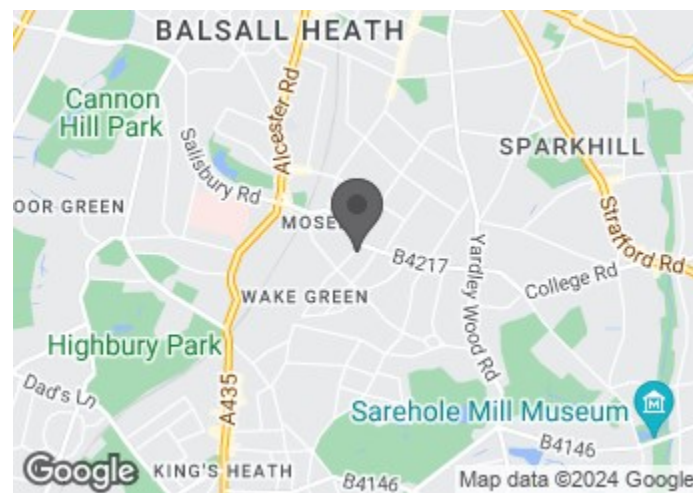
Total floor area 43.7 m² (471 sq.ft.) approx

Printed Contact Details...

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

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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



An exceptional bright and airy ONE BEDROOM retirement apartment situated on the FIRST FLOOR, having lift and stairs to all floors.

Having a spacious living room with a Juliette balcony offering attractive garden views, creating a great space to relax and enjoy. Modern fitted kitchen with integrated appliances and a master bedroom with built in wardrobes.

Part of our retirement living range of properties.

PRICE REDUCTION

ASKING PRICE £99,950 LEASEHOLD

For further details, please call **0345 556 4104**

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

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LORNE COURT, SCHOOL ROAD, MOSELEY,

1 BEDROOMS £99,950

LORNE COURT

Lorne Court has been designed and constructed for modern living. The apartments boast Sky/Sky+ connection points in living rooms, fitted wardrobes in main bedroom. The dedicated House Manager is on site during working hours to take care of the running of the development. 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. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

LOCAL AREA

Located in the heart of Moseley Village, a suburb of Birmingham south of the City Centre. Moseley is well known as a strong community of independent businesses, a range of gift shops, cafes, restaurants and bars. It's a short distance from the City Centre which is the host for many Arts venues such as Symphony Hall, Town Hall, National Indoor Arena, Hippodrome Theatre and Repertory Theatre.

ENTRANCE HALL

Front door with spy hole leads to the welcoming entrance hall. The door entry and 24-hour Tunstall emergency response system are situated in the hallway. There is also a door off to a very useful storage cupboard which

houses the Gledhill hot water boiler. Further doors lead to the bedroom, bathroom, and living room.

LIVING ROOM

A generous living space with patio doors to a Juliette Balcony, offering attractive views over the developments landscaped gardens.

There is adequate space for a dining table and chairs. TV/Sky point, telephone point, and power points. Two ceiling lights and a programmable night storage heater (approximately 2 years old).

SEPARATE KITCHEN

Beautiful kitchen offering a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge and freezer.

BEDROOM

A good size double bedroom with fitted wardrobes which includes hanging rail, shelving and mirrored doors. With additional built in wardrobes offering excellent clothes storage. Ceiling lights, TV and phone point. Window with pleasant outlook.

BATHROOM

Fully tiled bathroom with fitted suite comprising: Paneled bath with shower over and hand rail, low level WC, vanity unit with inset wash basin and wall mirror above. Emergency pull-cord.

SERVICE CHARGE (BREAKDOWN)

- 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. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,084.75 per annum (for financial year ending 28/02/2025)

Ground rent: £763.22 per annum

Ground rent review: 1st Jan 2039

Lease: 125 Years from 1st Jan 2009

CAR PARKING SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. Please check with the House Manager on site for availability.

ADDITIONAL INFORMATION & SERVICES

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

