

# McCARTHY STONE RESALES

## 17 AWDRY COURT 15 ST. NICOLAS GARDENS, BIRMINGHAM, B38 8BH



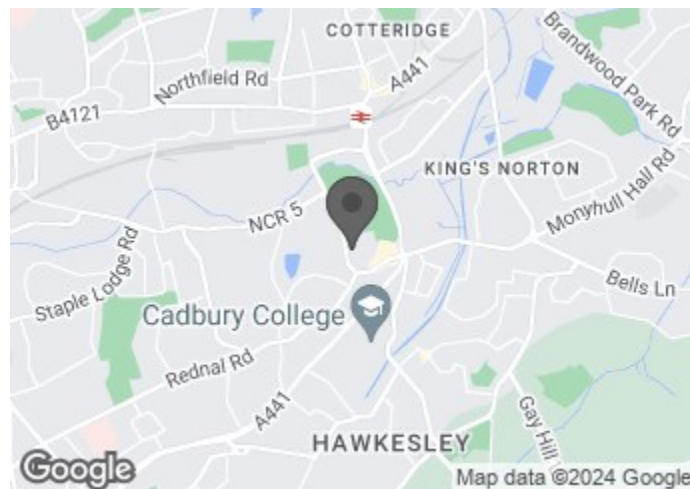
Total floor area 44.5 sq.m. (479 sq.ft.) approx

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: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>87</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			



A BEAUTIFULLY PRESENTED and ready to move in to ONE BEDROOM FIRST FLOOR retirement apartment within our AWDRY COURT DEVELOPMENT. Part of our RETIREMENT LIVING range of properties.

The accommodation briefly comprises of a spacious living room with space for dining, modern fitted kitchen with integrated appliances. One double bedroom and shower room.

Homeowners lounge and landscaped gardens

### OFFERS IN THE REGION OF £123,000

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

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# AWDRY COURT, ST. NICOLAS GARDENS, BIRMINGHAM

1 BED | £123,000

## AWDRY COURT

Awdry Court is ideally located, being close to Kings Norton park and is within a few minutes walk of local shopping, bus and train services. The development consists of 30 flats with communal facilities situated off St Nicolas Gardens in Kings Norton to the south of the city centre. The development has been designed to support modern living with all apartments featuring built in wardrobes and Sky+ connection point in the living rooms. Awdry Court 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 laundry room, 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 £25 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 HALL

Front door with spy hole leads to a welcoming entrance hall where the apartment's security door entry system and the 24-hour emergency response system are located along with a mains wired smoke detector. Door off to a good size storage cupboard which houses the hot water tank. Further doors lead to the lounge, bedroom and shower room.

## LIVING ROOM

A well presented living room with a feature fireplace with inset electric fire creating a great focal point for the room. The double glazed feature window benefits from a pleasant outlook. TV and satellite point, aerial and telephone point. A range of power sockets. Two ceiling light fittings. Oak effect part glazed door leads to the separate kitchen.

## KITCHEN

A fully fitted kitchen with a wide range of base and wall units. Integrated oven. Integrated fridge and freezer. Four ringed induction hob with extractor hood. The stainless steel sink unit sits beneath the double glazed window. A good range of power sockets.

## BEDROOM

A generous double bedroom featuring a built in wardrobe with sliding mirrored doors. Double glazed window. TV and telephone point. Central ceiling light fitting. Wall mounted electric heater.

## SHOWER ROOM

Double width shower with easy access shower unit with sliding doors, grab rails for safety, hand basin built into vanity storage cupboard and fitted mirror above. Emergency pull-cord. WC. Wall mounted electric towel rail.

## SERVICE CHARGE DETAILS

- 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

re-decoration 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: £3,094.21 per annum (for financial year ending 28/02/2025)

## PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## LEASE INFORMATION

Ground rent: £425 per annum

Ground rent review: 1st Jan 2025

Lease length: 125 years from 1st Jan 2010

## ADDITIONAL INFORMATION & SERVICES

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

