

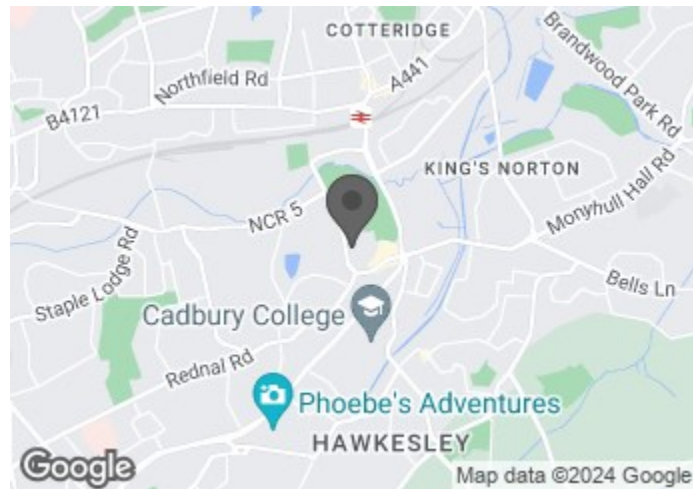
Total floor area 50.1 m<sup>2</sup> (539 sq.ft.) approx

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) <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			

## McCARTHY STONE RESALES

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## McCARTHY STONE RESALES

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



A WONDERFULLY presented one bedroom retirement apartment. Located on the GROUND FLOOR with direct access to a PATIO AREA from the lounge.

### ASKING PRICE £135,000 LEASEHOLD

For further details, please call **0345 556 4104**  
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# AWDRY COURT, ST. NICOLAS GARDENS, BIRMINGHAM

## AWDRY COURT

Awdry Court consists of 30 flats with communal facilities situated off St Nicholas 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, Sky+ connection point in living rooms (connection fees will apply). 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 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 £20 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 or of age or over.

## ENTRANCE HALL

Front door with spy hole and letterbox. Secure entry intercom system. Intruder alarm control panel. Smoke detector. Storage cupboard.

## LIVING ROOM

A bright living room, befitting from a double glazed single patio door which gives access to small patio area and then on to the communal grounds. A feature fireplace

provides a nice focal point for the room. TV and telephone point. A range of power sockets. Two ceiling light fittings. 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 with fitted roller blind. A good range of power sockets. Tiled floor and splash back.

## BEDROOM

A large 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

The wet room/shower room incorporating a vanity unit was hand basin with storage cupboard and fitted mirror above. walk in shower with glass screen, a range of safety grab rails. Emergency pull-cord. WC. Wall mounted electric towel rail.

## 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

## 1 BED | £135,000

- Buildings insurance

Service charge: £3,094.21 per annum (for financial year ending 28/02/2025)

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.

## 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.

## GROUND RENT

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

