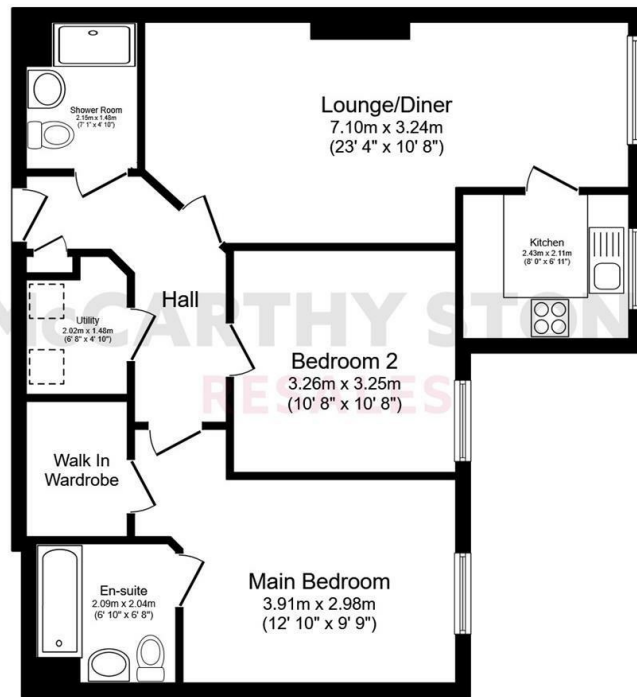


McCARTHY STONE RESALES

20 ELIZABETH COURT
OAK TREE LANE, BIRMINGHAM, B30 1UB



Total floor area 72.2 m² (778 sq.ft.) approx

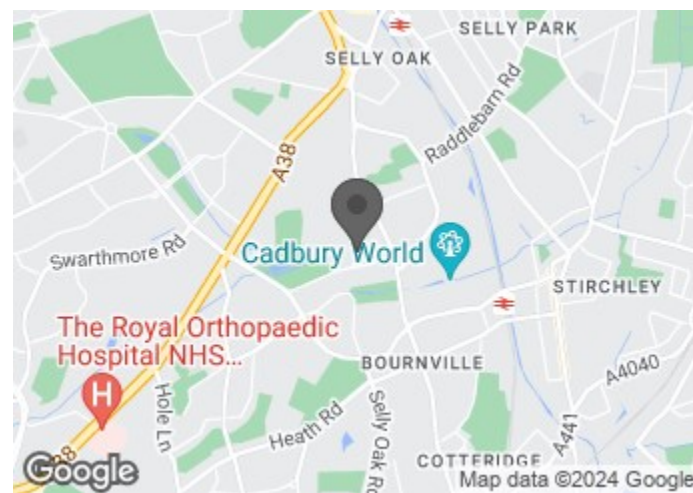
Printed Contact Details...

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: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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A well presented TWO BEDROOM second floor RETIREMENT APARTMENT for OVER 60's

Having the benefit of ZONED UNDERFLOOR HEATING throughout the apartment, with thermostat in each room. The accommodation briefly comprising of two double bedrooms, master bedroom WITH EN-SUITE BATHROOM and walk in wardrobe. ADDITIONAL SHOWER ROOM. Spacious living room and a modern fitted kitchen with integrated appliances - Part of McCarthy & Stone's Retirement Living Range for independent living.

PRICE REDUCTION

ASKING PRICE £320,000 LEASEHOLD

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

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

ELIZABETH COURT, OAK TREE LANE,

2 BEDROOMS £320,000

ELIZABETH COURT

Elizabeth Court is a stunning development of just 21 one and two bedroom luxury apartments in the garden village of Bournville, thoughtfully designed exclusively for the over 60s.

Built on the former site of the Bournville Village Trust offices, the exterior design has been carefully managed to maintain the Victorian feel of the area by retaining the Oak Tree Lane facing façade from the original building. Whilst inside, our beautiful apartments are luxuriously specified offering everything you would expect for modern living. Located in the heart of Bournville, Birmingham city centre is six miles away and easily accessible via the nearest bus stop which is located just 100 metres away from Elizabeth Court. The village green can be found 300 metres away offering an array of local shops and businesses including a chemist, GP surgery, hairdresser, bakery, butcher, coffee shop and a local convenience store. Ample local car parking can be found on Oak Tree Lane as well as the village green.

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

ENTRANCE

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is

situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with plumbed in washing machine. Illuminated light switches and smoke detector.

Doors lead to both master and second bedroom, living room and shower room.

LIVING ROOM

A well presented living room with space for dining. TV and telephone points, Sky/Sky+connection point. Two ceiling lights. Raised electric power sockets. Partially glazed door leads into a separate kitchen.

KITCHEN

A modern fitted kitchen with a range of low and eye level units featuring drawers and cupboards. Roll edge work surface. UPVC double glazed window. Stainless steel sink with mixer tap and drainer. Eye level oven, ceramic hob, cooker hood, integral fridge/freezer.

MASTER BEDROOM

A generously proportioned master bedroom with a double glazed window and a walk-in wardrobe housing rails and shelving. Ceiling lights TV and telephone point. Door leading into en-suite bathroom with shower over bath.

ENSUITE

A modern fitted en-suite bathroom featuring a low level bath fitted with shower over, grab rails and glass shower screen. High gloss vanity unit with inset wash hand basin with storage cupboard below. Fitted mirror with built in light. WC. Emergency pull-cord.

BEDROOM TWO

This well proportioned second bedroom could alternatively be used as a dining room, hobby room or office. Double glazed window. A range of raised power sockets and TV point.

SHOWER ROOM

A fully tiled modern fitted suite with shower cubicle, WC with concealed cistern and wall hung wash hand basin with mirror above. Heated towel rail. Emergency pull cord.

LEASE INFORMATION

999 years from 1st Jan 2016
Ground Rent £495 per annum
Ground Rent Review Date 1st January 2031

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: £5,503.97 per annum (for financial year ending 30/09/2024)

PARKING

The apartment benefits from its own allocated parking space

ADDITIONAL INFORMATION & SERVICES

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

