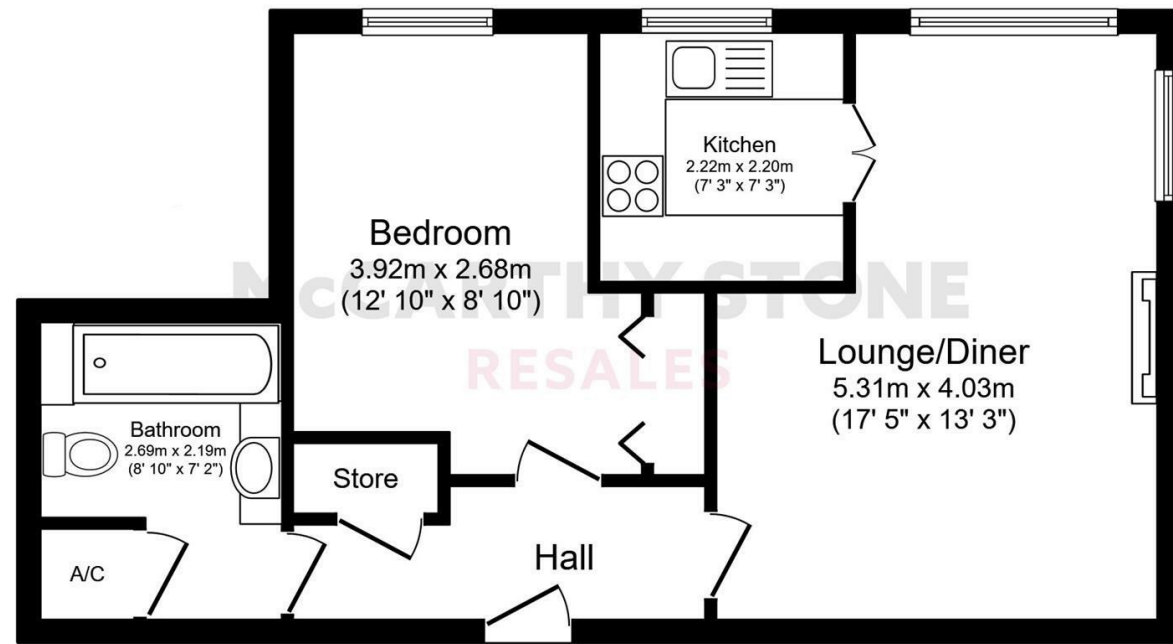


# McCARTHY STONE RESALES

**11 LORNE COURT**  
SCHOOL ROAD, BIRMINGHAM, B13 9ET



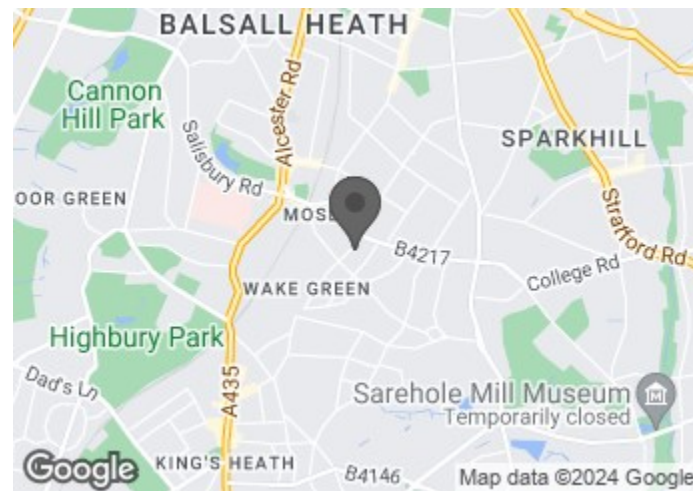
Total floor area 47.8 m<sup>2</sup> (514 sq.ft.) approx

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>			
(69-80) <b>C</b>		<b>80</b>	<b>81</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			



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

Having a generous living room with space for dining. Modern fitted kitchen with integrated appliances and a master bedroom with built in wardrobes.

Part of our retirement living range of properties.

**ASKING PRICE £120,000 LEASEHOLD**

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

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

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# SCHOOL ROAD, MOSELEY, BIRMINGHAM

1 BED | £120,000

## 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 (plus booking fee) 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.

## 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 HALL

Front door with spy hole leads to the welcoming entrance hall. The door entry and 24-hour Apello 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 having 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.

## 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 door 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

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)

## LEASE INFORMATION

Ground rent: £763.21 per annum  
Ground rent review: 1st Jan 2039  
Lease: 125 Years from 1st Jan 2009

## PARKING

Car Parking is 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

