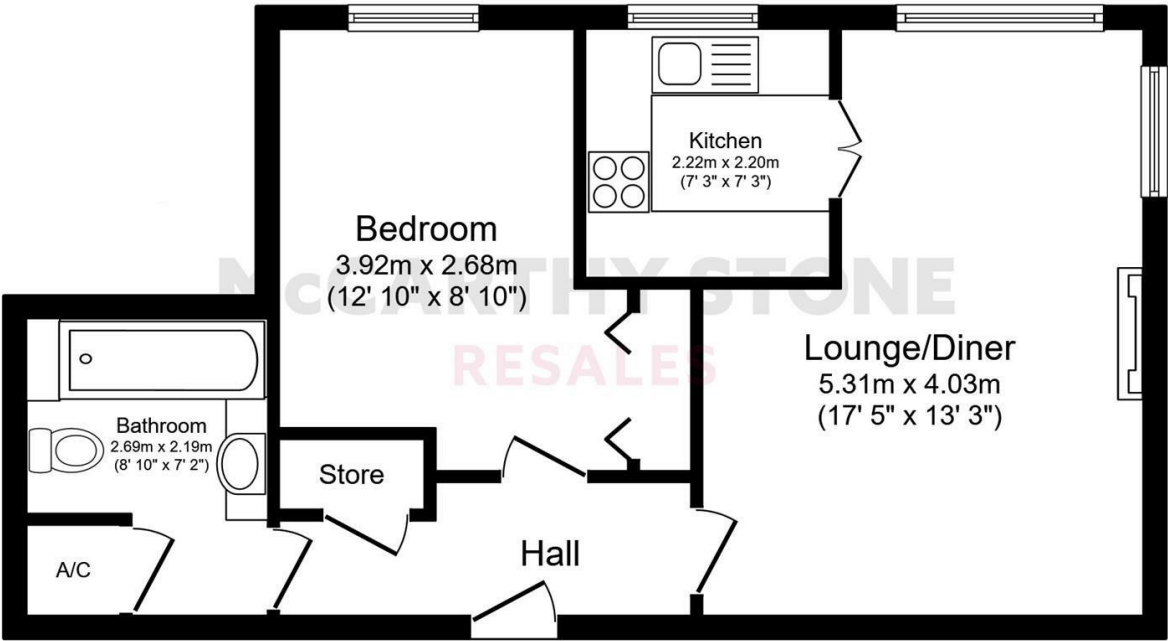


11 Lorne Court

School Road, Birmingham, B13 9ET



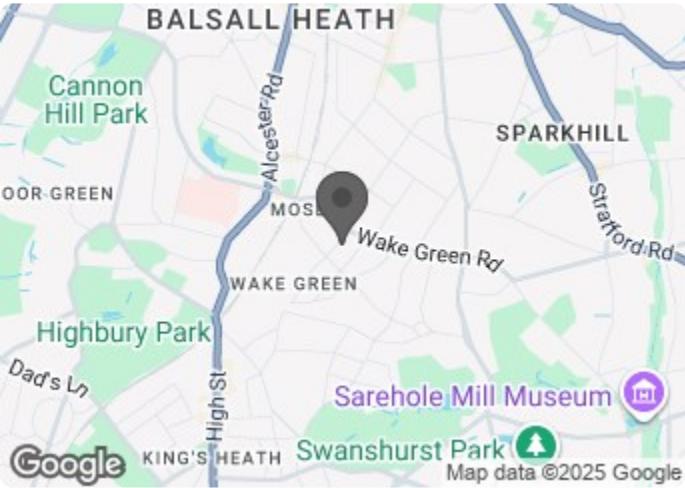
Total floor area 47.8 m² (514 sq.ft.) approx

Printed Contact Details...

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

Powered by focalagent.com

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £120,000 Leasehold

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.

Call us on 0345 556 4104 to find out more.

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.



School Road, Moseley, Birmingham

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 (fees apply) - 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.
- 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.



1 bed | £120,000

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: £3,263.23 per annum (for financial year ending 28/02/2026)

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

