

McCARTHY STONE RESALES

36 LORNE COURT SCHOOL ROAD, BIRMINGHAM, B13 9ET



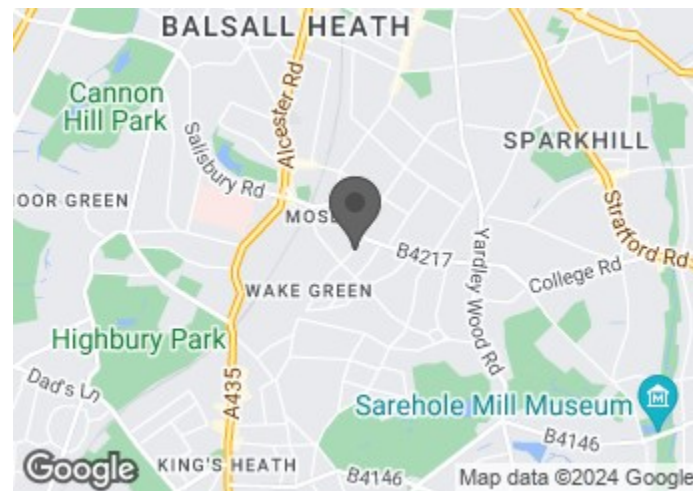
Total floor area 52.3 m² (563 sq.ft.) approx

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) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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An exceptional ONE BEDROOM retirement apartment situated on the TOP FLOOR, having lift and stairs to all floors. Having a delightful, modern OPEN PLAN lounge/kitchen creating a great space to relax and enjoy. Part of our retirement living range of properties.

OFFERS IN THE REGION OF £120,000

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

LORNE COURT, 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 per night - subject to availability).

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

Front door with spy hole leads to the 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. Smoke detector.

Doors lead to the bedroom, open plan living room/kitchen and shower room.

OPEN PLAN LOUNGE/KITCHEN

The living area benefits from having dual aspect double glazed windows and a feature fireplace. TV point with sky+ connectivity. Telephone points. Ceiling light. Raised electric power sockets.

The kitchen area is fitted with a wide range of base and wall units. Integrated oven. Integrated fridge and freezer. Four ringed induction hob with extractor hood. A stainless steel sink unit. A good range of power socket

BEDROOM

Offering generous proportions, this good sized bedroom includes a double glazed window. Central ceiling light. TV and telephone point. Built in wardrobe with mirrored doors.

SHOWER ROOM

Fitted with suite comprising; shower cubicle, WC and vanity unit, with inset wash hand basin and mirror above. Emergency pull-cord.

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 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: £763.22 per annum
Ground rent review: 1st Jan 2039
Lease: 125 Years from 1st Jan 2009

PARKING

Parking is by allocated space 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.

ADDITIONAL INFORMATION & SERVICES

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

