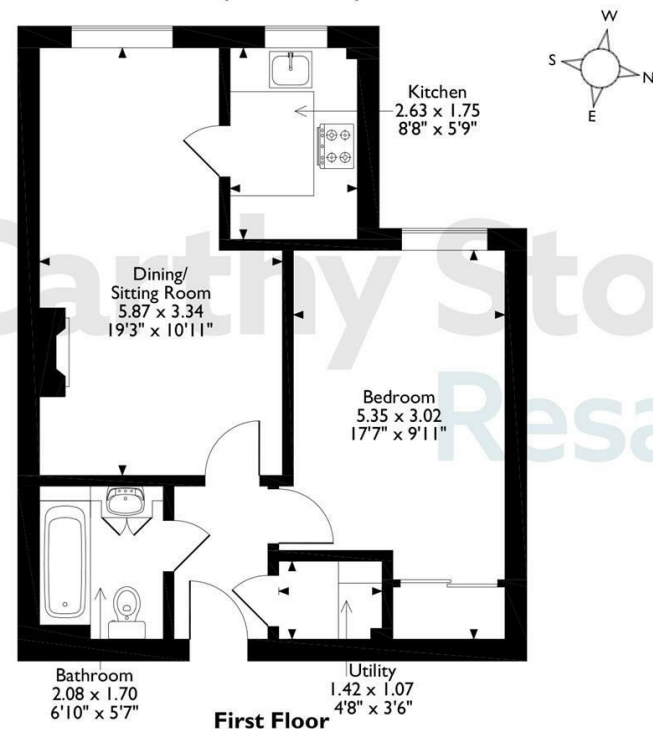


Awdry Court, Apartment 15, 15, St. Nicolas Gardens, Birmingham
Approximate Gross Internal Area
46 Sq M/495 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8640072/DST.

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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	

15 Awdry Court

St. Nicolas Gardens, Birmingham, B38 8BH



Asking price £125,000 Leasehold

A BEAUTIFULLY PRESENTED and ready to move in to ONE BEDROOM FIRST FLOOR retirement apartment within our AWDRY COURT DEVELOPMENT. Part of our RETIREMENT LIVING range of properties.

The accommodation briefly comprises of a generous living room with space for dining, modern fitted kitchen with integrated appliances. One double bedroom and a tiled bathroom room.

Homeowners lounge and landscaped gardens - viewing is highly recommended.

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.



Awdry Court, St. Nicolas Gardens, Birmingham, West Midlands, B38 8BH

Summary

Awdry Court consists of 30 apartment 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.

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 letter box and spy hole opens into a welcoming hallway. The security door entry system and 24-hour emergency response pull cord system is wall mounted in the hall along with Smoke detector. Doors lead to the living room, bedroom and to a storage cupboard which houses the hot water system.

Living room

A good sized lounge having an attractive feature fireplace with an inset electric fire. Double glazed window with pleasant outlook offers lots of natural light. Two ceiling light fittings. TV point and Telephone point. Dimplex storage heater. Single oak door with glazed panels leads to the kitchen.

Kitchen

Fitted kitchen with a range of wall and base units coordinating work surfaces and tiled splash backs. Integrated fridge and freezer. Easy access Beko oven situated at waist height. Alcove above oven with space for a microwave. Induction hob and extractor hood above. Stainless steel sink with mixer tap and window over with attractive views. Tiled flooring.

Bedroom One

Double bedroom with built in wardrobe with mirrored sliding doors. Double glazed window, Telephone and TV aerial point.

Bathroom

Fully tiled room comprising of a bath suite with shower over bath. WC. Vanity unit with inset wash hand basin and fitted mirror over. Heated towel rail.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds

1 bed | £125,000

- Camera door-entry system
- Intruder-alarm system
- 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 the service charges please contact your Property Consultant or House Manager.

Service charge: £3,200.98 per annum (for financial year ending 28/02/2026)

Lease Information

Ground rent: £425 per annum
Ground rent review: 1st Jan 2025
Lease: 125 years from 1st Jan 2010

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.

Additional Information & Services

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

