

# Stratford Road, Hall Green



£69,500

KLARICO Estate Agents are delighted to present this one bedroom retirement apartments located on the first floor of the popular Rivendell Court Development in Hall Green, Birmingham. Features secured parking to the rear with a range of communal facilities.

Rivendell Court Developments was constructed by McCarthy & Stone (DEvelopments) Lts and comprises 3 floors each serviced by a lift along with staircase access. The development provides 74 apartments along with a dedicated reception and management team.

Various points of contact could be found through for the event of Emergencies with a call system available 24 hours of the day. As retirement properties, the conditions attached are for residents to be over the age of 60 years.



# Stratford Road, Hall Green

- Rivendell Court Apartments
- Development Comprising 74 Apartments
- One Bedroom Apartment
- Communal Garden
- Laundry Room
- Constructed by McCarthy & Stone (Developments)
- First Floor
- Communal Parking (Gated)
- Communal Lounge
- Chain Free

## Lounge/Dining Room

23'7" x 10'5" (7.20m x 3.20m)

Double glazed window, carpet, ceiling lights, coving to ceiling, fireplace, wall mounted radiator

## Bedroom

15'5" x 9'2" (4.70m x 2.80m)

Double glazed window, carpet, ceiling light, coving to ceiling, fitted storage cupboard

## Kitchen

8'3" x 7'10" (2.52m x 2.40m)

Double glazed window, worktop, storage cupboards, lino flooring, coving to ceiling, sink, integrated cooker and oven, extractor, ceiling light

## Shower Room

8'2" x 6'6" (2.50m x 2.00m)

Shower enclosure with thermostatic shower unit, sink with taps, toilet, ceiling light, tiled flooring, wall tiles

## Communal Parking

Parking available to the rear of the building with gates and secured access

## Communal Facilities

Laundry room, communal lounge, reception

## Communal Gardens

Stunning gardens maintained by management

## Tenure

We have been advised the property is held on a leasehold title with approx. 100 years remaining on the current lease with an approx service charger of £2496 per annum and a ground rent of approx. £666 per annum, pending confirmation from the vendors solicitor. We advise all parties to obtain verification on these details using their own legal representative. Council Tax band: B

## Directions



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Floor area 50.4 sq.m. (542 sq.ft.)

TOTAL: 50.4 sq.m. (542 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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