



**PRIORY PLACE**

**BEAUTIFUL  
LANDSCAPED GROUNDS**  
*McCarthy Stone*

**Priory Place, Studley, B80 7AR**  
**Prices from £199,995**

**KING  
HOMES**

**\*\* ONE BEDROOM APARTMENT \*\* STUDLEY VILLAGE \*\* OVER 60's \*\* HIGH SPECIFICATION\*\* LARGE BEDROOM WITH DRESSING ROOM \*\* LIVING ROOM \*\* KITCHEN \*\*** Situated in the charming village of Studley, this one-bedroom apartment is the perfect choice for those over 60 seeking a blend of modern comfort and community living. Ideal for downsizing or enjoying a low-maintenance lifestyle, the apartment boasts a spacious, light-filled design with high-specification fixtures and fittings throughout, creating a stylish and inviting home.



The one bedroom apartment is tastefully designed and finished to the highest of standards. Offered with a large double bedroom with walk-in wardrobe, spacious living room, additional storage cupboards, high specification kitchen and shower room.

As part of a vibrant retirement community, you'll have access to beautifully landscaped gardens, a welcoming communal lounge for socialising, and a hotel-style guest suite available for visiting friends or family.

The development offers the reassurance of an on-site manager and is equipped with the latest safety and security features, including a 24-hour emergency call system, fire detection, and a secure camera entry system, giving you peace of mind.

Living in Studley means you're just a short stroll from all the essentials, including supermarkets, a pharmacy, dentist, optician, and hairdresser. The village also offers a delightful array of traditional pubs, Indian and Chinese restaurants, and cosy coffee shops.

This one-bedroom apartment in Studley presents a wonderful opportunity to enjoy a fulfilling retirement in a beautiful, well-connected community with everything you need on your doorstep.

**Hall**

**Living Room**

**Kitchen**

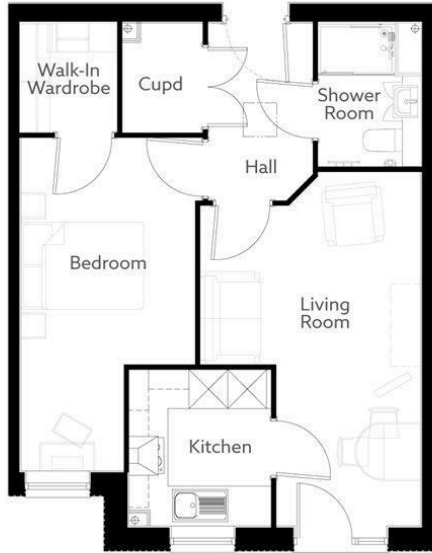
**Bedroom**

**Bathroom**

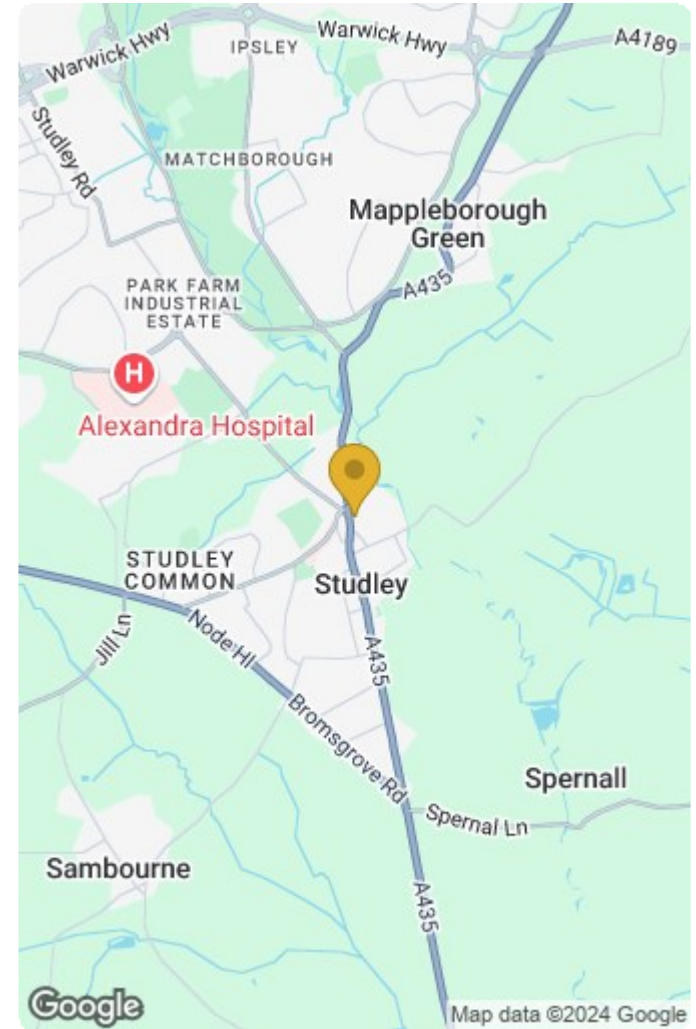




43  
46.67 SQM  
502 SQFT



Living (Max)	11' - 2" x 18' - 0"	3410mm x 5500mm
Kitchen (Max)	7' - 2" x 7' - 10"	2200mm x 2400mm
Shower room (Max)	5' - 7" x 7' - 2"	1710mm x 2200mm
Bedroom (Max)	8' - 9" x 16' - 10"	2695mm x 5150mm



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>			
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		