



New Road, Studley, B80 7SS

Guide price £94,000



A LARGER THAN USUAL ONE BEDROOM GROUND FLOOR- ENTRY LEVEL- RETIREMENT APARTMENT located within the heart of Studley Village.
NO ONWARD CHAIN Retirement Apartment For Over 60's

In brief accommodation offers Reception Hall, Lounge/Dining Room (larger than a standard size due to position). Kitchen, Double bedroom with fitted wardrobe, Shower room, Large storage cupboard as well as: Communal Residents Lounge, Security entry system, Residents Car Park, (Weekly Social Activities). * Furniture negotiable *



King Homes are pleased to present this one-bedroom first floor retirement apartment (ENTRY LEVEL) located within the heart of Studley Village. Due to the position of the apartment it does have a slightly larger sitting room than most apartments in this block.

Pardoe Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 43 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. There is also a 24 hour emergency Appello call system and emergency pull cords in every room.

Located right in the heart of Studley Village just a stones throw away from all local amenities and shops. Resident management staff are available between 8-4 and Careline emergency monitoring service 24/7. Outside, there is a secure shared storage area, accessible exclusively to residents. The storage is equipped with electric outlets, making it an ideal space for charging and storing electric scooters or similar items. In brief accommodation offers Reception Hall, Lounge/Dining Room. Kitchen, Double Bedroom, Shower room as well as: Communal Residents Lounge, Security entry system, Residents Car Park, (Weekly Social Activities)

When entering the property there is an emergency intercom and door entry system, ceiling light fitting, power point and telephone point.

Generously sized, the carpeted living room is flooded with light and a feature fireplace inset with an electric fire adds character to the apartment

The well kept kitchen is tiled and fitted with wall and floor units, stainless steel sink unit, built in oven, four ring electric hob, extractor hood, integrated fridge freezer and withing the sale the washer dryer will be left.

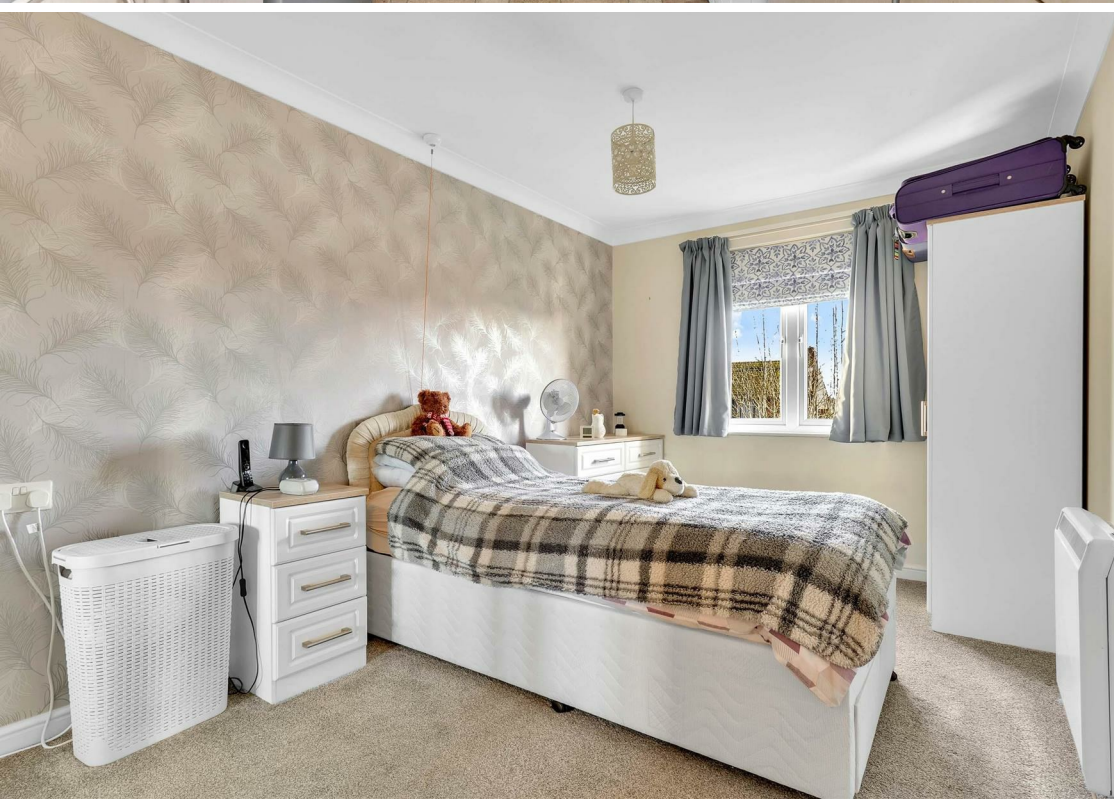
Amply sized, the bedroom offers space for a double bed and benefits from fitted mirrored wardrobes.

The bathroom is fully tiled with a walk in shower and vanity unit, this room is also fitted with extractor fan and low level flush WC.

Located in Studley village, this apartment benefits from many local amenities including cafes, shops, pubs, eateries and salons. There is a bus route only a short walk away which has routes into Redditch and Alcester.

Please note that it is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years

Hall	
Lounge/Diner	22'2" x 10'3" (6.78m x 3.13m)
Kitchen	7'4" x 6'11" (2.25m x 2.13m)
Bathroom	5'4" x 6'11" (1.64m x 2.13m)
Bedroom 1	13'1" x 9'1" (3.99m x 2.79m)





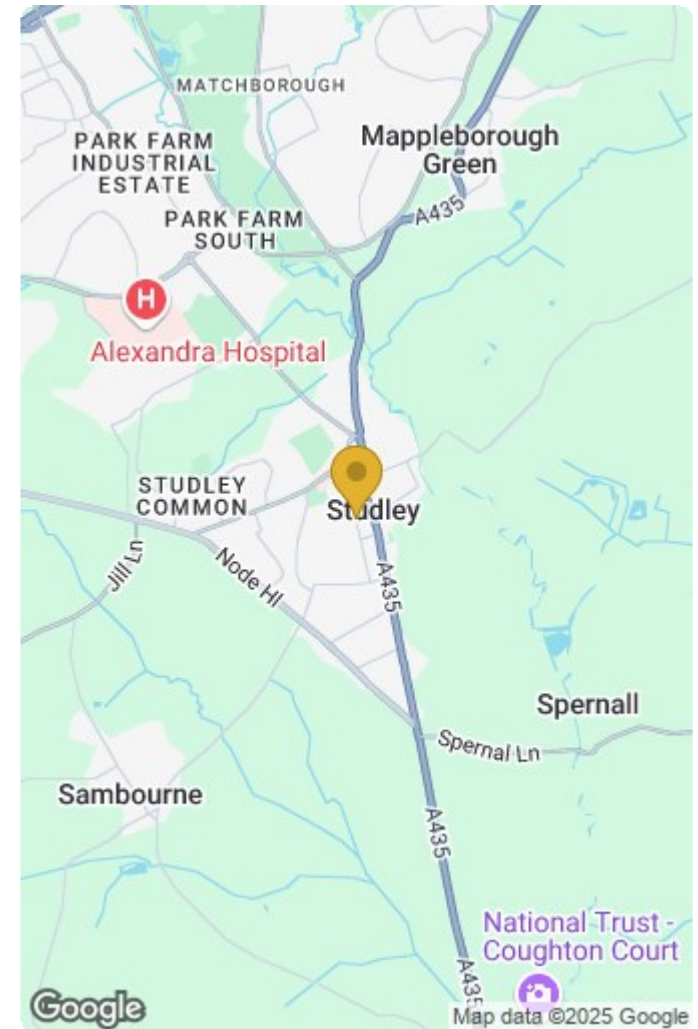
Ground Floor

Approx. 48.0 sq. metres (516.6 sq. feet)



Total area: approx. 48.0 sq. metres (516.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(45-60) C			
(31-44) D			
(21-30) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	