



**23 Pardoe Court New Road
Studley, B80 7SS**
Guide price £87,500

Spacious One-Bedroom Apartment in the Heart of Studley Village

Available for Residents Aged 60+ (or 55+ for couples) – This well-presented one-bedroom ground-floor apartment offers a fantastic opportunity for those looking for independent living in a welcoming community. With direct access to the street, the apartment provides easy and convenient entry, ideal for those who prefer a ground-floor home. Located in the desirable village of Studley, it's perfect for those seeking a comfortable, low-maintenance property with excellent access to local amenities.

Upon entering the property, you are greeted by an emergency intercom and door entry system, along with a ceiling light fitting, power point, and telephone point, adding to the convenience and security of the home. Additionally, the entrance hall benefits from a useful, good-sized storage cupboard, ideal for keeping everyday essentials neatly tucked away.

The living room is generously sized and filled with natural light from the patio doors that lead out to the beautifully maintained communal gardens. A feature fireplace, complete with an electric fire, adds warmth and character to this inviting space.

The kitchen is well-maintained, featuring tiled walls and a range of wall and floor units. It is equipped with a stainless steel sink unit, a built-in oven with a four-ring hob, an extractor hood, and an integrated fridge/freezer, making it an ideal space for cooking and meal preparation.

The bedroom is spacious and offers ample room for a double bed, along with fitted wardrobes that provide plenty of storage space.

The shower room is fully tiled and includes a walk-in shower, a vanity unit, and a low-level flush WC. Additionally, the room is fitted with an extractor fan for added ventilation.

Location: Situated in the heart of Studley village, the apartment is close to a variety of local amenities, including cafes, shops, pubs, restaurants, and salons. Public transport is easily accessible, with a bus stop just a short walk away offering routes into Redditch and Alcester.

Please Note: It is a condition of purchase that residents must be over the age of 60, or in the case of a couple, one must be over the age of 60 and the other over 55.

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.

Hall

Lounge/Dining Room

22'10" x 10'8" (6.96m x 3.26m)

Kitchen

4'8" x 7'7" (1.43m x 2.33m)

Bedroom 1

19'3" x 9'2" (5.88m x 2.81m)

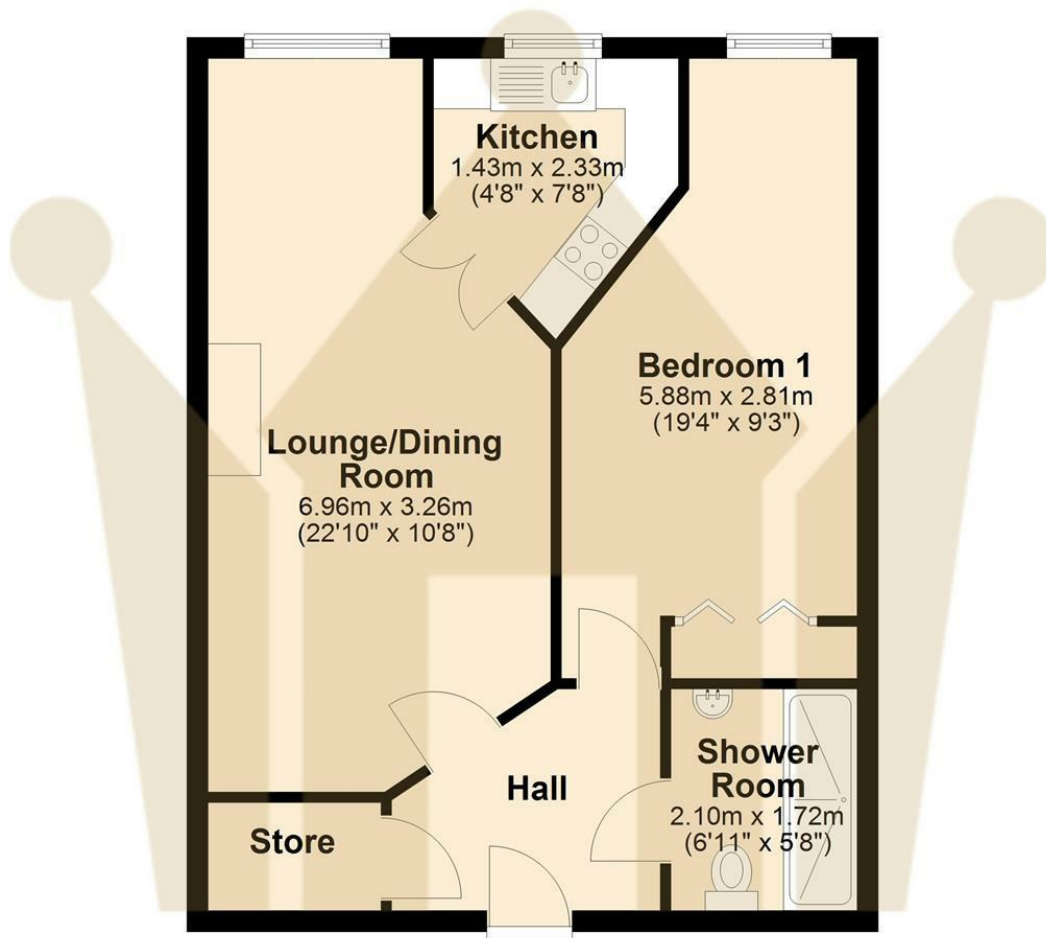
Shower Room

6'10" x 5'7" (2.10m x 1.72m)

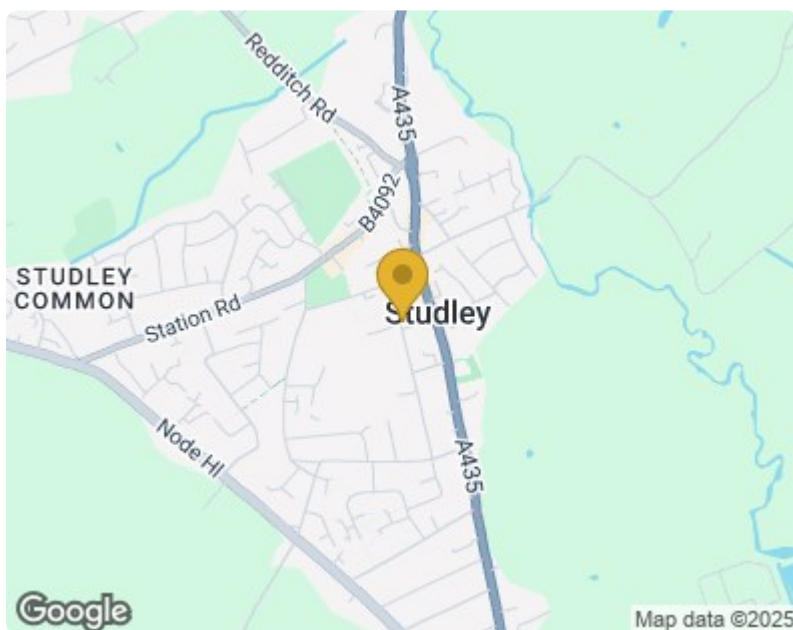
Store

First Floor

Approx. 49.8 sq. metres (536.0 sq. feet)



Total area: approx. 49.8 sq. metres (536.0 sq. feet)



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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	