

**Lorne Court, School Road,  
Moseley, B13 9ET**

**£120,000**



**\*\*ONE BEDROOM THIRD FLOOR RETIREMENT APARTMENT CLOSE TO MOSELEY VILLAGE LOCATED IN POPULAR DEVELOPMENT\*\*** We are delighted to offer to the market this one bedroom third floor retirement apartment in the popular Lorne Court development on School Road close to Moseley Village. Lorne Court offers a modern and well maintained retirement development off School Road in Moseley. Suitable for parties over 60 years of age this lovely apartment offers good access via stairs or lift to all the amenities in the building such as the communal lounge area, communal kitchen and communal laundry room. In brief the accommodation on offer consists of; front and rear communal award winning gardens with parking areas, communal entrance, stair and lift access to upper floors and the apartment itself offers entrance hallway, open-plan living room / kitchen, bedroom, bathroom. The development also offers a full time house Manager, guest suite, intruder alarm and 24 hour Careline. The property also benefits from no upward chain. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



## ACCOMMODATION

### Approach

Via a communal entrance with stairs and lift in this retirement block gives access to wooden front entry door opening into:

### Apartment Hallway

With ceiling light point, wall mounted 'Dimplex' electric heater, door opening into airing cupboard providing useful storage, ceiling light point and housing the water tank and further doors opening into:

### Open Plan Living/Kitchen 14' 7" x 19' 4" (4.44m x 5.89m)

Living area with double glazed window to the front aspect, two ceiling light points and wall mounted 'Dimplex' electric heater. Kitchen with cream wall and base units with marble effect work surfaces, stainless steel sink and drainer with mixer tap over, integral cooker, 'AEG' hob and extractor, built in fridge and freezer, ceiling spotlights and ceiling mounted extractor fan.

### **Bedroom 14' 6" x 12' 11" (4.42m x 3.93m)**

Having one of the largest bedrooms in the development: With ceiling light point, wall mounted electric heater, double glazed window to the front aspect and built-storage cupboard providing useful storage space.

### **Bathroom 6' 9" x 7' 7" (2.06m x 2.31m)**

With three piece bathroom suite comprising low flush WC, sink in vanity unit with two taps over, bath with two taps over and shower attachment above, lino to flooring, tiling to splash backs, ceiling light point, ceiling mounted extractor fan, wall mounted heated towel rail and wall mounted heater.

### **Communal Grounds**

Awarding winning communal gardens to the front and rear of the development with further communal parking areas.

### **Tenure**

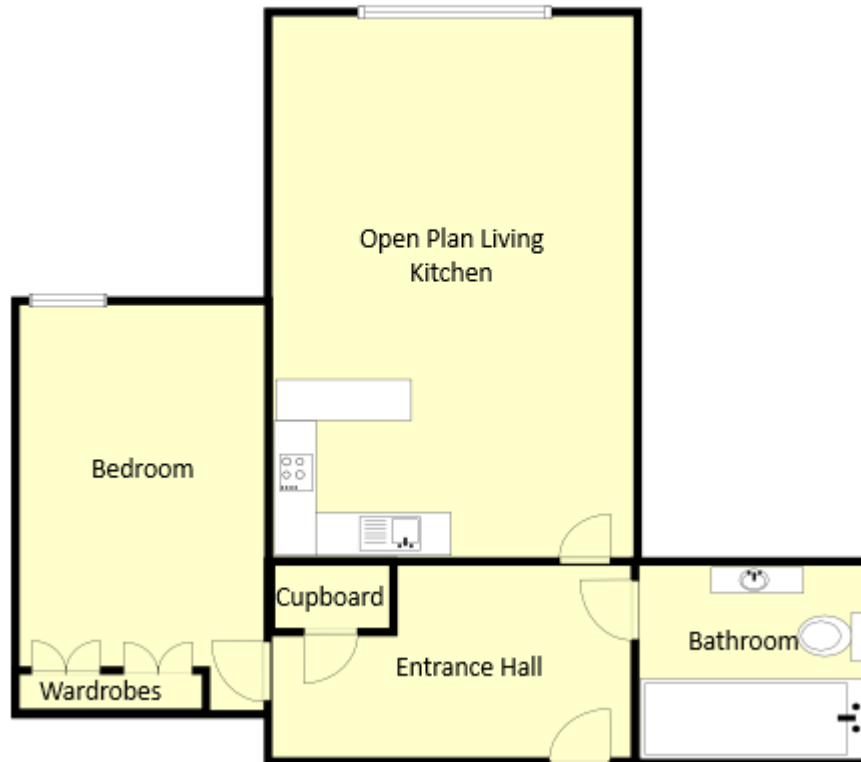
We have been informed by our vendors the property is Leasehold and that the lease term remaining is 125 years from January 2009, the ground rent is £425.00 per annum and the service charges are £181.35 per calendar month until 28/02/21 when they may increase (subject to confirmation from your legal representative).

### **Council Tax Band**

According to the Direct Gov website the Council Tax Band for Lorne Court, School Road, Moseley, Birmingham, B13 9ET is band C and the annual Council Tax amount is approximately £1,475.82 subject to confirmation from your legal representative.



**Lorne Court**  
For illustrative purposes only, NOT to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	74   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Referral Fees - We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £150.00 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Moneywatch Finance Ltd who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Moneywatch Finance Ltd for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are approx. £200.00 per case.

The same also applies if we have introduced you to the services of Carpenters Surveyors Ltd who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee from Carpenters Surveyors up to £70.00. This referral fee does not impact the actual fee that you would pay Carpenters Surveyors Ltd had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

We endeavour to make our sales details accurate and reliable but they should not be relied on as a statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If you have instructed another agent on a sole agency basis the terms of those instructions must be considered before contacting us, to avoid the possibility of paying two commissions if a sale results.