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**31 Beeches Court
Ashill Road
REDNAL
Birmingham B45 9YB**

Offers Over £60,000

**Over 60's Retirement Flat First Floor
One Bedroom
Lounge
Kitchen
Bathroom
Residents Lounge
Communal Gardens
Long Lease**

GORDON JONES ARE PLEASED TO PRESENT THIS ONE BEDROOM OVER 60'S RETIREMENT FLAT IN A GREAT LOCATION CLOSE TO ALL AMENITIES.

This First Floor Apartment is situated in Rednal conveniently located for all local amenities including shops, Supermarkets, post office and bus stop outside the property. This retirement development offers Resident manager, 24-hour careline alarm pull cord service, residents lounge, communal laundry room and gardens.

*****VIEWING BY APPOINTMENT ONLY*****



The Apartment is located on the first floor accessible via lift or stairs at the main entrance Lobby or direct access via a rear door in car park.

HALLWAY ENTRANCE

Airing Cupboard housing water tank and consumer unit. Doors off to;

SHOWER ROOM

6'7" x 5'5" 2.01m x 1.65m

Double shower, pedestal basin with taps, electric towel rail, W.C. Tiled Walls.

DOUBLE BEDROOM

9'0" x 15'04" 2.74m x 4.67m

Built in Mirrored Wardrobes, further corner storage cupboard, electric storage heater. Window to front elevation.

LOUNGE

17'8" x 10'08" 5.38m x 3.25m

Double Glazed French doors with Juliet Balcony to front elevation, fire surround with electric fire, Electric storage heater.

KITCHEN

7'6" x 7'0" 2.29m x 2.13m

Wall, base and drawer units, Stainless sink unit with taps over, Integrated electric hob and oven.

Lovely Communal Gardens to the rear with benches.

Laundry Room on the ground floor.

Car park for residents & visitors.

LEASEHOLD

Lease: Approx. 100 Years Remaining.

Maintenance Charges Approx.

£2,904 Per Annum paid half yearly.

Ground Rent Approx. £589.00 per Annum.

COUNCIL TAX BAND - B

EPC - B



The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.