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**47 Beeches Close
Ashill Road
Rednal
Birmingham
B45 9YB**

Offers Over £65,000

**Over 60's Retirement Flat
First Floor
One Bedroom
Lounge/Diner
Kitchen
Bathroom
Residents Lounge
Communal Gardens
Resident & Visitors Parking**

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, laundry room, communal gardens and resident & visitors carpark.

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



The Apartment is located on the first floor accessible from the welcoming entrance lobby via lift and stairs with resident and visitor's car park to side and rear of the building.

HALLWAY

6'11" x 11'01" 2.10m x 3.37m

Welcoming hallway with storage cupboard and wall heater. Doors off to.

BATHROOM

6'10" x 5'5" 2.08m x 1.65m

Walk-in shower, Vanity unit with mixer tap, Low level W.C.
Electric Towel rail.

LOUNGE/DINER

17'10 x 14'10" 5.43m x 4.52m

Wooden double-glazed window to rear elevation overlooking communal gardens. Wooden fire surround housing electric fire. Electric wall heater.
Doors to.

KITCHEN

5'9" x 9'0" 1.75m x 2.74

Range of wall and base unit's, electric Hob with extractor above, built-in double oven. Stainless steel sink unit with taps double glazed wooden framed window to side elevation.

BEDROOM

22'04" x 9'02" 6.80m x 2.79m

Fitted Mirrored Wardrobes, wooden framed double-glazed window.
Electric wall heater.

All floors are serviced by Lift & Stairs. There is a security door entry system and care-line alarm system and resident manager. There is also a laundry room and communal lounge which opens to beautiful gardens.

Leasehold: 125 Years from 01 April 1999.

98 Years remaining.

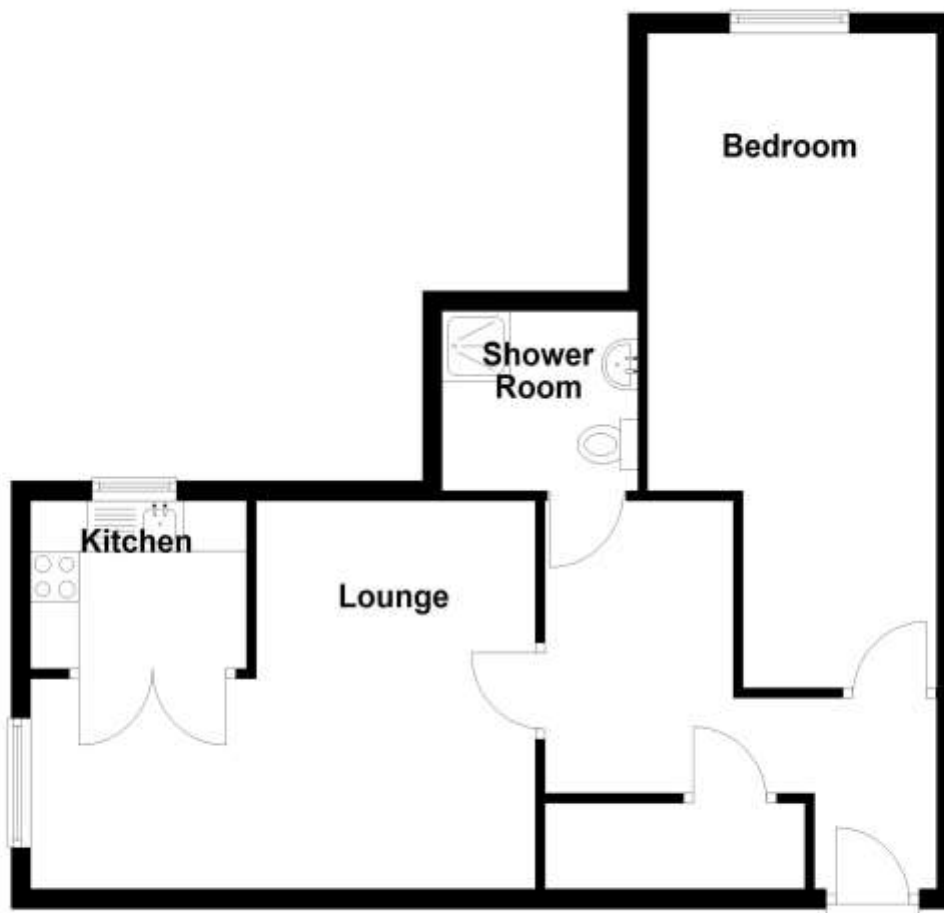
Service Charge £2,904.00 per annum.

Ground Rent £586.00 per annum.

**EPC RATING – C
COUNCIL TAX BAND – A**

First Floor

Approx. 54.3 sq. metres (584.7 sq. feet)



Total area: approx. 54.3 sq. metres (584.7 sq. feet)

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.