



**Connells**

Boldmere Place St. Michaels Road  
Sutton Coldfield





### Property Description

An impressive 2 double bedroom ground floor retirement apartment located in the recently built Boldmere Place by MACC Retirement. An excellent development for the Over 60's with onsite Concierge, Bistro, Cinema, Gym and guest bedroom suite. A luxury complex with video security entry system, impressive reception hall opening into the private accommodation. Having private hallway, open plan Lounge Kitchen Diner with French doors onto the terrace/courtyard, master bedroom with built in wardrobes and en-suite with free standing bath and walk in shower, bedroom 2 with built in wardrobes, guest shower room, under floor heating and double glazing. Underground parking with an allocated space. Offered with no upward chain.

### Communal Entrance Hall

Being an impressive communal reception hallway with video security entry system opening into the reception space with lift facility and private entrance door into the accommodation.

### Entrance Hall

Having video entry security system phone to wall, cupboard to wall housing the meters and providing storage, doors to the open plan lounge kitchen diner, the two double bedrooms and the bathroom.

### Open Plan Lounge Kitchen Diner

25' 5" x 12' 9" (7.75m x 3.89m)

### Lounge Area

Having double glazed French doors onto the courtyard terraced area, double glazed window to the rear, under floor heating, telephone point, TV aerial point with satellite connection and a hearing loop facility. Space for lounge furniture and dining table.

### Kitchen Area

Comprising an impressive fitted kitchen having fitted base units with granite work surfaces over and fitted matching wall units, stainless steel sink unit with mixer tap and granite surface. Integrated electric oven with microwave above, integrated induction hob with built-in cooker hood over and glass splash back tiling, integrated washer/dryer, integrated fridge and freezer. Having hard wood flooring, extractor fan and under floor heating.

### Master Bedroom

22' 2" max x 9' 10" max (6.76m max x 3.00m max)

Having double glazed window to the rear, overlooking the courtyard, TV aerial point with satellite connection, built-in wardrobe with hanging rails and shelving, access to the en-suite bath and shower room.

## En-Suite Bathroom

Having free standing bath with wall mounted mixer tap, separate walk-in shower cubicle with a rainfall shower and hand held facility, wall mounted wash hand basin with two drawer unit under, low level flush W/C, spot lights to ceiling, under floor heating, full tiling to walls, wall mounted heated towel rail radiator.

## Bedroom Two

13' 4" plus the built-in wardrobes x 9' 6" (4.06m plus the built-in wardrobes x 2.90m)

Having double glazed window to the rear overlooking the communal courtyard area, under floor heating and built-in double wardrobes.

## Shower Room

Having walk-in shower cubicle with rainfall shower and hand held facility, wall mounted wash hand basin, low level flush W/C, wall mounted heated towel rail radiator, extractor fan and full tiling to walls.

## Communal Areas

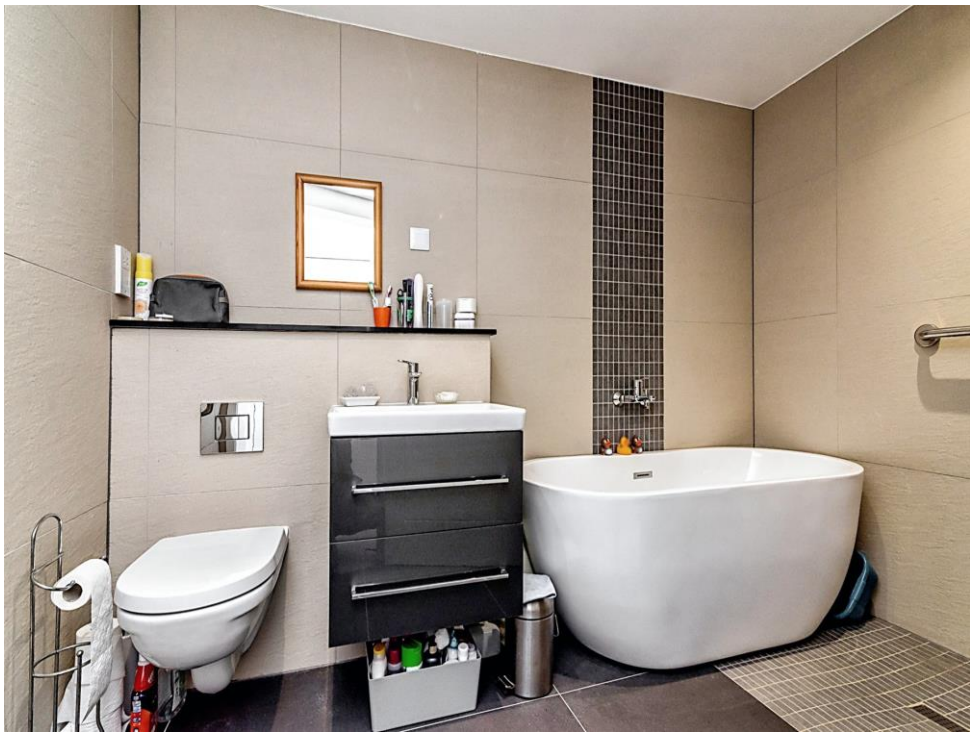
Having courtyard communal areas providing outdoor seating and having access to the on-site Concierge, Guest Bedroom Suite, Bistro and Library.

## Agents Note:

PLEASE BE ADVISED THAT THE TENURE IS LEASEHOLD. PLEASE CONTACT THE BRANCH REGARDING LEASE TERMS.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/SCO309279](https://www.connells.co.uk/Property/SCO309279)**

Tenure: Leasehold



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