



**Connells**

Boldmere Place St. Michaels Road  
Sutton Coldfield



## Property Description

An impressive 1 double bedroom second floor retirement apartment located in the recently built Boldmere Place by MACC Retirement. An exclusive development for the over 60's with on-site Concierge, Bistro, Cinema, Gym and guest bedroom suite. A luxury complex with video security entry system, impressive reception hall with lift access leading to the second floor landing which in turn leads to the private accommodation. The apartment comprises of a private hallway with video entry security system, open plan lounge kitchen diner with views onto the rear courtyard, master bedroom with built-in wardrobes, Guest W/C off of the hallway and an impressive bathroom with freestanding bath and walk-in shower, double bedroom with built-in wardrobes. The accommodation benefits from under-floor heating and double glazing. There is a underground parking with an allocated parking space and the property of offered with no UPWARD chain.

## Communal Hallway

The communal hallway is an impressive reception with access off of St. Michaels Road.

There is a video security entry intercom system, stairs lead to the second floor landing with lift facility with views onto the rear courtyard. The lift leads to the second floor landing.

## Private Accommodation

## Entrance Hallway

Having a good size reception hallway, having video entry system pad to wall. Door to a storage cupboard providing excellent storage space and door gives access into the open plan lounge kitchen diner, double bedroom, guest W/C and bathroom.

## Guest W/c

Having low level flush W/C, wall mounted wash hand basin, under floor heating, spotlight to ceiling, extractor fan, full tiling to walls and floor tiling.

## Open Lounge Kitchen Diner

## Lounge Area

17' 7" x 9' 8" ( 5.36m x 2.95m )

Having double glazed window to the rear overlooking the rear courtyard area, telephone point, TV aerial point with satellite option, spotlight to ceiling, under floor heating and access to hearing loop.

## Dining Kitchen Area

15' 2" x 9' 11" ( 4.62m x 3.02m )

Comprising a modern fitted kitchen having fitted base units with quartz work surfaces over, fitted matching wall units, sink and drainer with mixer tap over, cupboards under, integrated electric oven, integrated induction hob and built-in cooker hood over, integrated washing machine, integrated fridge and integrated freezer. Pull-down breakfast table to wall, Kardean flooring and spotlights to ceiling.

## Bedroom

14' 4" max to rear of the wardrobe x 10' 1" ( 4.37m max to rear of the wardrobe x 3.07m )

Having double glazed window to the rear overlooking the courtyard, TV aerial point, access to hearing loop, built-in wardrobes with mirrored side and fronts and under floor heating.

## Family Bathroom

Having freestanding double ended bath with mixer tap over, vanity wash hand basin with two drawers under, extractor fan, low level flush W/C, walk-in shower cubicle with rainfall shower and hand held mixer, wall tiling, floor tiling and wall mounted heated towel radiator and spotlights to ceiling.

## Communal Areas

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

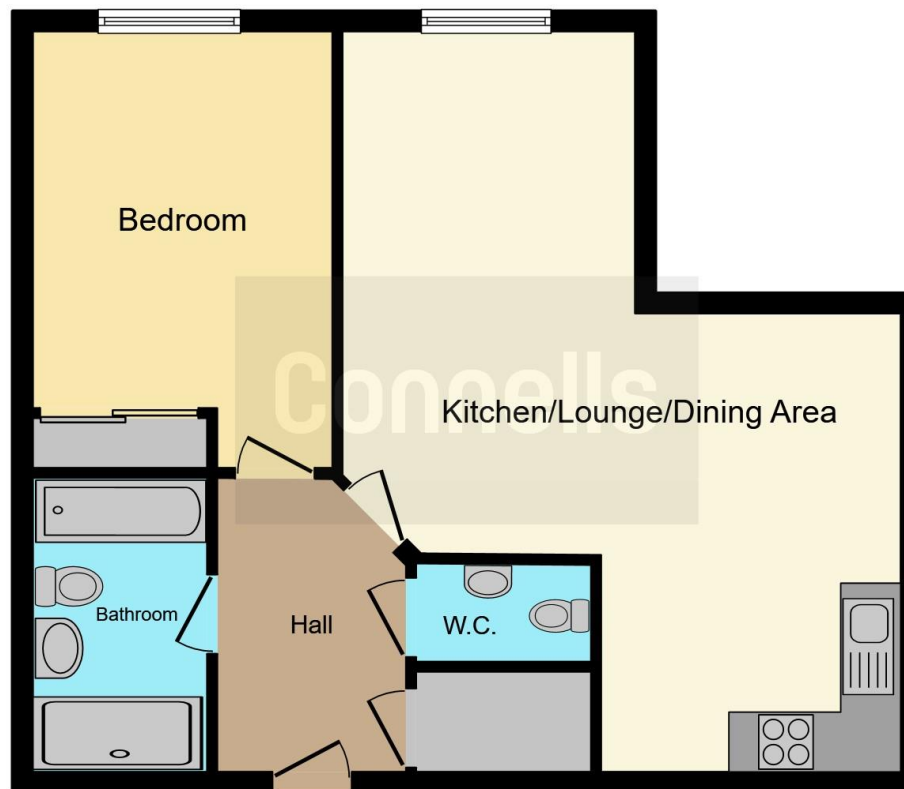
## Agents Note:

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.

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/SCO309318](http://connells.co.uk/Property/SCO309318)**

Tenure: Freehold



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Property Ref: SCO309318 - 0009