



Connells

Boldmere Place St. Michaels Road
Sutton Coldfield

Boldmere Place St. Michaels Road Sutton Coldfield B73 5FU

for sale offers over
£350,000



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 on site 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 and a side window giving the apartment the benefit of being dual aspect, master bedroom with built in wardrobes and en-suite with free standing bath and walk in shower, bedroom 2 with built in wardrobes, separate shower room, under floor heating and double glazing. Underground parking with an allocated space. Offered with no upward chain.

Communal Hallway

Being an impressive communal reception hallway with video security entry system opening into the reception space with lift facility and private entrance door with wheelchair friendly remote control electric opening mechanism into the accommodation.

Private Hallway

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 Lounge Kitchen Diner

15' 11" plus door recess x 19' 7" (4.85m plus door recess x 5.97m)

Double glazed window to the side and double glazed door opening onto the patio and communal gardens, remote control blinds to the window and door, telephone point, TV aerial point, underfloor heating. Space for a dining table.

Kitchen Area

An impressive high specification fitted kitchen with fitted base units with granite work surfaces over, fitted matching wall units with underlighting, stainless steel sink and drainer unit with mixer tap over, integrated electric oven, integrated induction hob with cookerhood and extractor fan over, integrated washer drier, dishwasher, microwave, fridge and freezer, spotlights, underfloor heating and tiled floor.

Bedroom 1

19' 3" x 9' 11" (5.87m x 3.02m)

Having double glazed window to the rear with built in remote control blind overlooking the communal gardens, TV aerial point, underfloor heating, built in wardrobe with mirrored front. Door to the en-suite bathroom.

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 with Japanese style toilet seat, spot lights to ceiling, under floor heating, full tiling to walls, mirrored wall cabinet, wall mounted heated towel rail radiator.

Bedroom 2

15' x 9' 3" (4.57m x 2.82m)

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

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, tiled floor 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 THIS PROPERTY IS A LEASEHOLD PROPERTY AND NOT A FREEHOLD PROPERTY

THERE ARE 246 APPROX YEARS LEFT ON THE LEASE & THE CURRENT FEES FOR THE PROPERTY ARE:

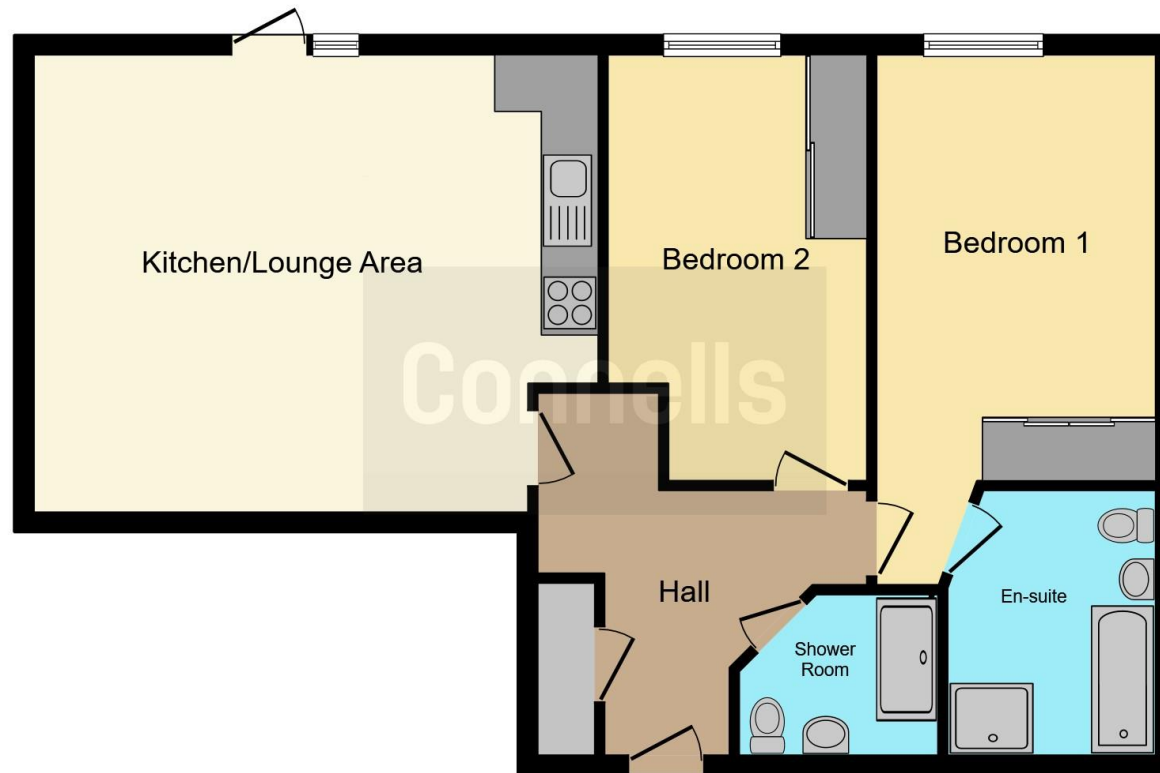
GROUND RENT: £250 (YEARLY)

SERVICE CHARGE: £2423.65 (YEARLY)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/SCO310445



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO310445 - 0003