



APARTMENT 12, HADLEY LODGE, QUINTON LANE, QUINTON, BIRMINGHAM B32 2AW

£135,000





THE PROPERTY

If you are looking for a beautiful, modern, GROUND FLOOR retirement flat with the ADDED BONUS of having ALL HEATING AND ELECTRIC COSTS INCLUDED, this could well be the ideal property for you. Situated just off Quinton Lane within the very popular Hadley Lodge Retirement complex, there are many shops and bus routes close by, whilst Harborne Town Centre is just a short distance away. The complex is offered for residents aged 60 years and over and has a stunning large communal residents lounge/kitchen, whilst the communal gardens offer pleasant lawned and shrubbed areas. There is a residents car park offered on a first come, first served basis and internally there is a lift to all floors. This SUPERB lower ground floor apartment offers an entrance hall (with useful walk in storage cupboard), the spacious lounge has double opening doors onto communal garden area and the super re-fitted kitchen has an integrated oven/hob. There is a good sized double bedroom with fitted wardrobe and the shower room has a shower cubicle, wc and wash handbasin. Double glazed, Electric heating. The agents are advised the property is Leasehold with a 999 year Lease which commenced on 29/6/2018. The agents are advised there is a current annual service charge of £4,142 which will include all electric and heating costs. The agents are advised there is also an annual ground rent of £575. There is an age restriction of over 60 for residents. The agents have not seen legal documentation and the buyer is advised to obtain verification from their solicitor on any points regarding the lease or service/management charge. Council tax band A. EPC rating C.

Council Tax Band A

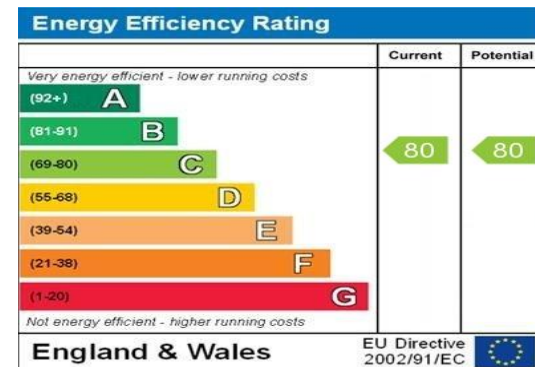
EPC Rating: C

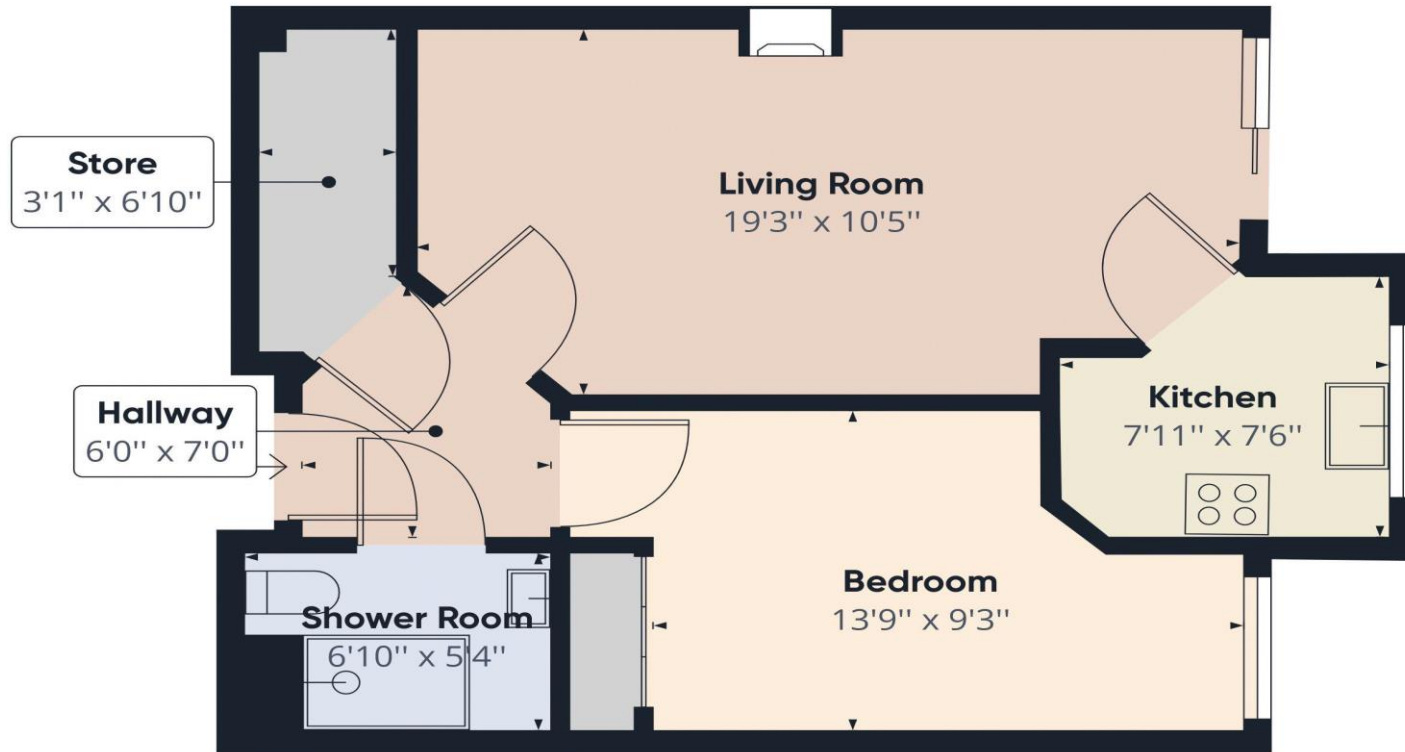
TITLE

The agents have checked HM land registry and the official copy of register of title shows the property as being Leasehold. We recommend buyers verify the status and satisfy themselves as to the tenure.

PROPERTY RELATED SERVICES

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £240 per transaction.





Approximate total area⁽¹⁾
463.09 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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