



St Annes Court, Kingstanding  
Birmingham, B44 0HN

**£70,000**



# Kingstanding

£70,000



This much improved and well presented two bedroom retirement flat is located on the first floor within this popular and sought after development. Local shops, bus stops and the doctors are within walking distance and there is a communal residents lounge as well as a laundry room and communal gardens.

There is a warden on site during the day and a call centre takes over in the evening for peace of mind with pull cords in the rooms. A security entry system enables access to the communal hallway with a lift providing convenient access to the landing which leads to your own entrance hall with a useful storage cupboard. The lounge has a window to the front, space for a settee as well as a table and chairs with a door leading into the well fitted kitchen with built in oven and hob, space for a fridge freezer and a window to the side. The main bedroom is a well proportioned double with built in wardrobes and a window to the side, whilst the second bedroom is a good size single with a window to the side. The well appointed shower room has a shower cubicle, wash basin, low level WC and part wall tiling.

Benefitting from electric heating as well as double glazing, this lovely retirement home has a car park to the front and offers the opportunity to downsize and enjoy retirement.





## Property Specification

FIRST FLOOR RETIREMENT APARTMENT  
WELL PRESENTED  
TWO BEDROOMS  
LOCAL TO ALL AMENITIES  
SECURITY ENTRY SYSTEM

**Reception Hall**  
4.95m (16'3") x 1.75m (5'9")

**Lounge**  
5.16m (16'11") x 3.11m (10'2") max

**Kitchen**  
2.94m (9'8") x 1.86m (6'1")

**Bedroom One**  
4.11m (13'6") x 3.30m (10'10")

**Bedroom Two**  
3.12m (10'3") x 1.93m (6'4")

**Shower Room**  
2.11m (6'11") x 1.93m (6'4")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 19th April 2022

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: Electric, Water, Drainage

Council tax band: B

Tenure: Leasehold - 125 years from 1 August 2018  
Approx 113 years remaining.

Service Charge: £279.99 Per Month

Restrictions: No Sub-letting. Buyers must be over 60 years of age or 55 with a registered disability.

NOTE- The new purchaser is responsible for £450+VAT for the reassignment of the lease.



# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

