



St Annes Court , Kingstanding
Birmingham, B44 0HN

£82,500

Kingstanding

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This stunning and immaculately presented two bedroom retirement flat is offered with no upward chain and is set in a popular complex. Located on the ground floor, this apartment is ready to move straight into and has the added advantage of a private entrance door off the master bedroom.

Positioned just off the College Road with local shops and the dentist and doctors close by, the property has well tended communal gardens whilst a security entry system leads into the hallways, off which is the wardens office who provides assistance through the day before switching over to the monitoring centre in the evening. There is a communal lounge which has tea and coffee making facilities and the laundry room has washing machines and tumble dryers. The flat itself has pull cords providing peace of mind with the reception hall having built in storage cupboards off and access to the lounge with a window to the rear. A further door opens into the modern, well fitted kitchen with a range of units, built in cooker and hob and a window to the rear. The master bedroom is a large double with a window and door to the rear and a fitted wardrobe whilst the second bedroom is a good sized single with a window to the rear and could be used as a dining room. The wet room has a large shower area, fitted furniture housing the washbasin and low level WC and part wall tiling.

Viewing is essential of the immaculate flat which also benefits from double glazing and wall mounted electric heaters.





Property Specification

POPULAR RETIREMENT COMPLEX
OVER 60'S OR 55'S WITH A REGISTERED DISABILITY
NO UPWARD CHAIN
TWO BEDROOMS
GROUND FLOOR

Lounge
5.13m (16'10") x 3.15m (10'4") max

Bedroom 1
4.06m (13'4") max x 3.22m (10'7")

Bedroom 2
3.12m (10'3") x 1.93m (6'4")

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

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

Viewer's Note:

Services connected: Electric, Water, Drainage

Council tax band: B

Tenure: Leasehold
125 years from August 2018
Approx 119 years remaining.

Ground Rent: £0
Service Charge: £261.00 Per Month

Restrictions: Over 60s or Over 55s with a registered disability

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:

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Map Location

