



NEW HALL LODGE

Flat 2 New Hall Lodge, 117 Reddicap Heath Road,
Sutton Coldfield, B75 7DW

£99,950

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Paul Carr Estate Agents are delighted to bring to the market this wonderfully presented One-Bedroom Ground Floor Apartment in an exclusive retirement development for the over 60's on Reddicap Heath Road.

The property is situated in an excellent, sought after location close to local shops, public transport and amenities.

The apartment is approached via a secure communal entrance. The living room is a large space with views of the gardens and double doors opening out to a patio area. The kitchen offers an array of wall and base units with plentiful countertop space and fitted appliances. The main bedroom is another good-sized room with built-in wardrobes. Completing the internal space is a shower room with hand wash basin and WC.

New Hall Lodge offers a welcoming environment and is complimented by communal parking to the fore, a communal lounge, laundry room and communal gardens.

Offered for sale with the added benefit of no upward chain internal viewing is highly recommended.





Property Specification

Ground Floor Retirement Apartment
No Onward Chain
Communal Lounge
Large Gardens
On Site Parking



Kitchen 2.32m (7'7") x 2.30m (7'7")

Lounge 7.20m (23'7") x 3.97m (13') max

Bedroom 6.11m (20') x 3.43m (11'3")

Shower Room 2.10m (6'11") x 1.80m (5'11")

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: 11th June 2024

Viewer's Note:

Services connected: water, electric and drainage
Council tax band: C
Tenure: Leasehold 125 year lease from December 2008
Ground Rent: £826.56 per annum
Service Charge: £2456.46 per annum
Restrictions: Development for the over 60's

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

