



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

Offers Over £90,000

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Paul Carr Estate Agents are delighted to welcome to the market this excellent opportunity to purchase this one-bedroom ground floor retirement flat located in the popular New Hall Lodge Development.

Approached via a communal car park and entered through a secure entrance into a communal reception area.

Upon entry into the flat you are welcomed into an entrance hall. This gives you access to a spacious living room with fireplace and patio doors leading out to the communal gardens. The kitchen offers an array of wall and base units, plenty of countertop space, sink with side drainer and oven.

The bedroom is another good-sized room with two built in wardrobes. Completing the internal space is a shower room with hand wash basin and WC.

New Hall Lodge offers a welcoming environment with a communal lounge, garden, kitchen and laundry room.





Property Specification

EXCLUSIVE RETIREMENT DEVELOPMENT IN SUTTON
COLDFIELD
GROUND FLOOR APARTMENT
ONE BEDROOM
SPACIOUS LIVING ROOM WITH PATIO DOORS LEADING OUT
TO THE COMMUNAL GARDENS



Lounge 5.60m (18'4") x 3.70m (12'2")

Kitchen 2.20m (7'3") x 2.10m (6'11")

Bedroom 5.58m (18'4") x 2.79m (9'2")

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: 17th July 2024

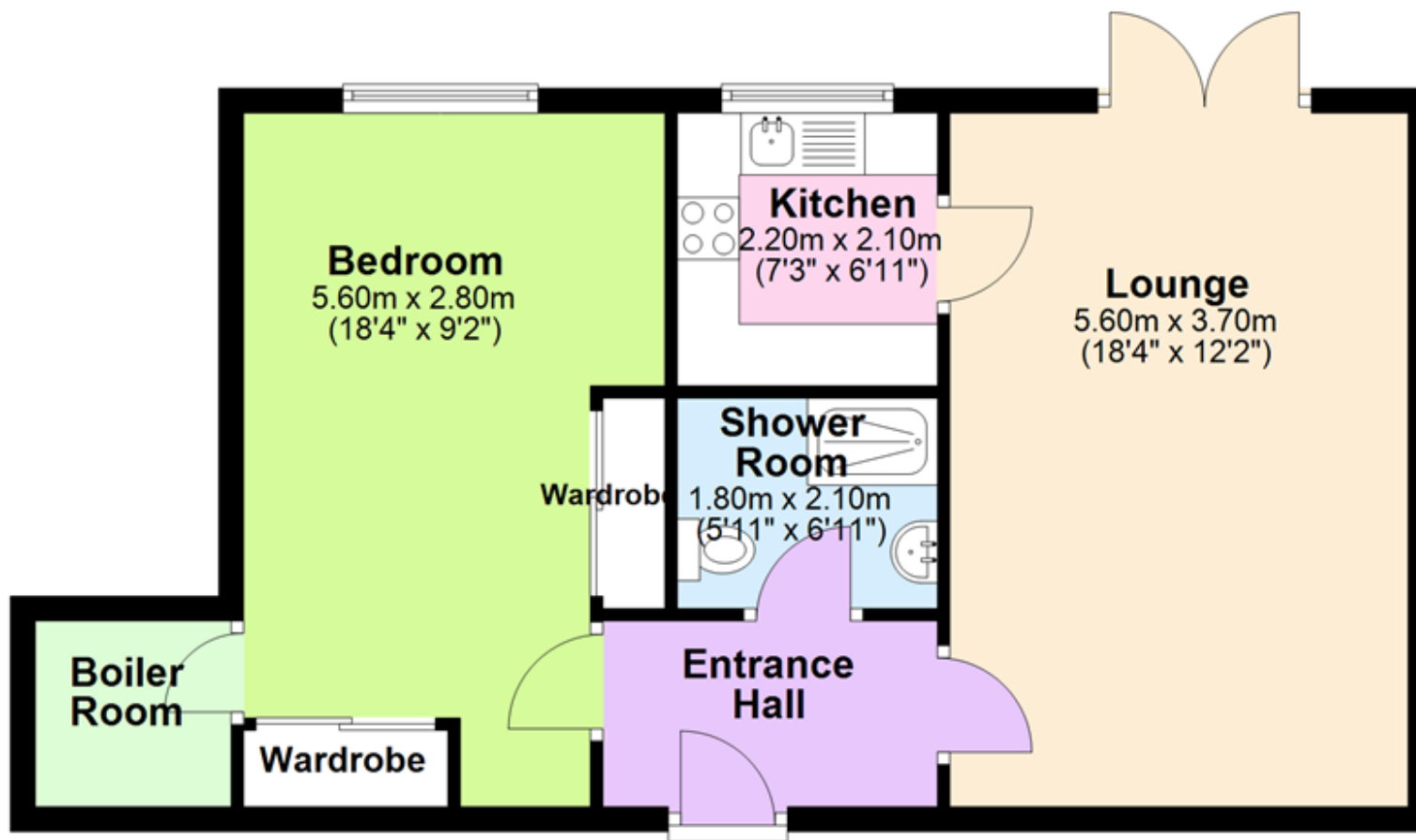
Viewer's Note:

Services connected: Water, electric and drainage
Council tax band: C
Tenure: Leasehold 125 years from February 2008
Ground Rent: £826.56 per annum
Service Charge: £2456.44 per annum
Charges review due in 2029

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		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

