



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

£87,450

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A well-presented first floor retirement apartment situated in an exclusive development designed for the over 60's.

Accessed via a secure communal entrance the lift and stairs provide access to the first floor to the private apartment entrance door at the end of the corridor.

Internal inspection reveals a welcoming reception hall with storage space, spacious living room with Juliet balcony off, fitted kitchen, bedroom with built in wardrobe and a bathroom.

Well-tended communal gardens are situated to the rear of the property with residents parking bays to the fore.

Purpose built by Churchill Retirement Living the development is complimented by non-resident House Manager, communal lounge, laundry and guest facilities.

Each apartment is accessed via the main entrance via a secure intercom and all apartments are covered by Careline alarm service.

Varied shops and amenities are available locally along with transport links including access to the Midlands motorway networks and public transport services.

Offered for sale with no upward chain internal viewing is highly encouraged.





Property Specification

PARKING AT THE FRONT
EXCLUSIVE DEVELOPMENT
GOOD SIZED LOUNGE WITH JULIET BALCONY
KITCHEN
BATHROOM



Living Room 8.08m (26'6") max x 3.20m (10'6")

Kitchen 2.44m (8') x 2.33m (7'8")

Bedroom 5.89m (19'4") max x 2.84m (9'4")

Bathroom 2.11m (6'11") x 1.65m (5'5")

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:

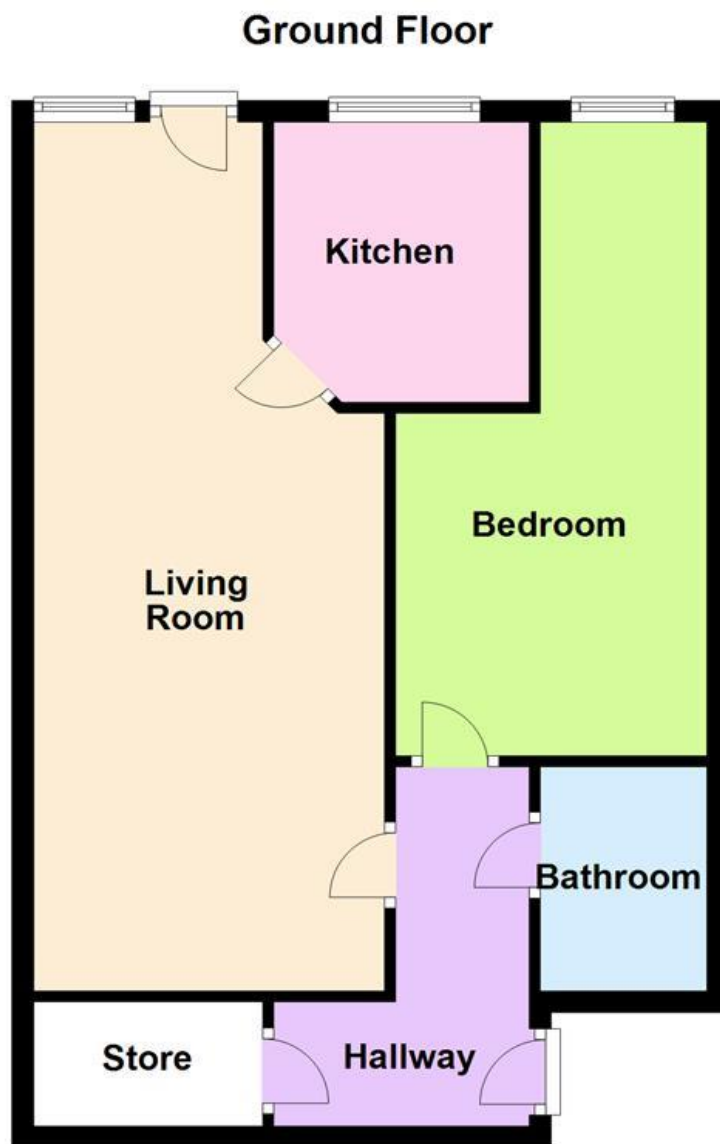
Viewer's Note:

Services connected: Mains electricity, water & drainage
Council tax band: D

Tenure: Leasehold - 125 year lease from February, 2008
Ground Rent: £826.56 per annum
Service Charge: £2,831.64 per annum

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
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

