



smarthomes

## Rivendell Court, Stratford Road

Hall Green, Birmingham

- A Well Maintained First Floor Retirement Apartment
- Fitted Kitchen & Shower Room
- Two Spacious Double Bedrooms
- No Upward Chain

**£60,000**

Current EPC Rating - C  
Current Council Tax Band - C







## Property Description

A two bedroom first floor retirement apartment situated in the popular Rivendell Court development benefitting from no upward chain, lounge/diner, fitted kitchen and shower room. Communal facilities comprise of a residents lounge, laundry room, guest suite for visitors, lift access to all floors and being situated in an excellent location for local amenities, shops, bus routes and Hall Green Train Station.

The property is conveniently located for shops and other amenities and is situated in a purpose built retirement block comprising of 75 properties over three floors each floor being served via a lift and offers secure independent living accommodation with the added benefit of a development manager who can be contacted from various points within each property in the case of an emergency, for periods when the development manager is off duty there is also a 24 hour emergency Appello call system in the event of an emergency. There are various communal areas for all residents to enjoy consisting of lounge, laundry, gardens and parking





## Rooms & Measurements

Lounge/Diner to Front 5.72m x 3.23m max (18'9" x 10'7" max)

Fitted Kitchen to Front 2.67m x 1.68m (8'9" x 5'6")

Bedroom One to Front 6.32m max x 5.31m max (20'9" max x 17'5" max)

Bedroom Two to Front 3.18m max x 2.77m max (10'5" max x 9'1" max)

Shower Room 2.06m x 1.7m (6'9" x 5'7")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 98 years remaining on the lease, a service charge of approx. £4,000 per annum (including water) and a ground rent of approx. £776 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.