



smarthomes

Priory Court, Shelly Crescent

Monkspath, Solihull

- A One Bedroom Ground Floor Retirement Apartment For The Over 60's
- Emergency Careline System
- Lounge
- Kitchen
- Lift & Stairs To All Floors
- Communal Lounge, Kitchen & Laundry Room
- NO UPWARD CHAIN

£50,000

Current EPC Rating – 72 (C)

Current Council Tax Band B



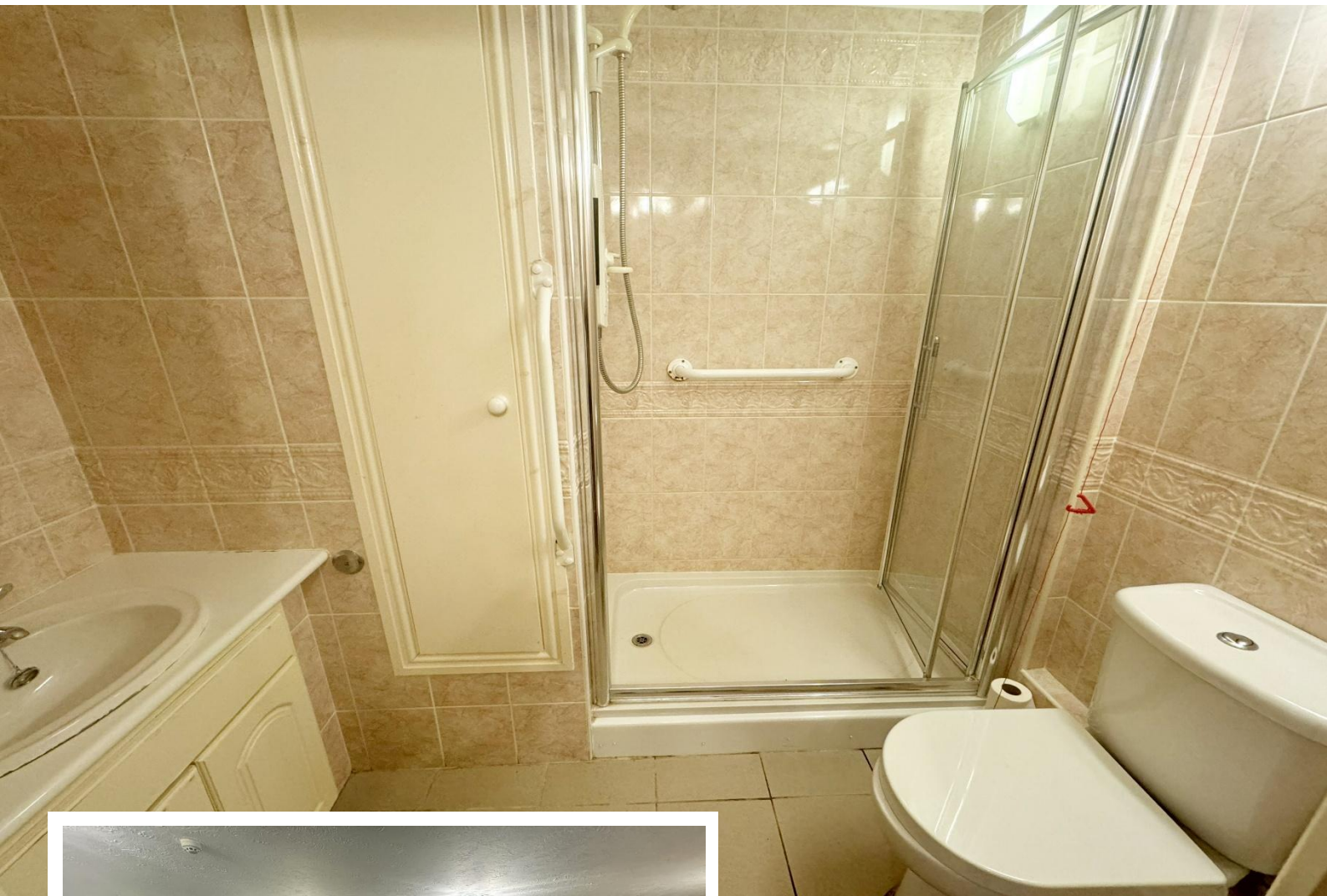


Property Description

A ground floor one bedroom retirement apartment for the over 60's benefitting from no upward chain, lounge, kitchen and shower room.

This sought after well maintained development is located close to Shelly Farm shops, doctors, bus stops and train station with direct links to Solihull Town Centre. Priory Court benefits from a house manager, emergency pull cord and bracelet care hotline, communal lounge & kitchen, laundry room, well maintained communal gardens, residents and visitors parking

The building is accessed via secure intercom entry system leading through to communal entrance hall with site managers office and lifts to all floors.



Rooms & Measurements

Lounge - 4.2m x 3m (13'9" x 9'10")

Kitchen - 2.3m x 1.5m (7'6" x 4'11")

Bedroom to Rear - 3m x 2.6m (9'10" x 8'6")

Shower Room - 2.3m x 1.6m (7'6" x 5'2")

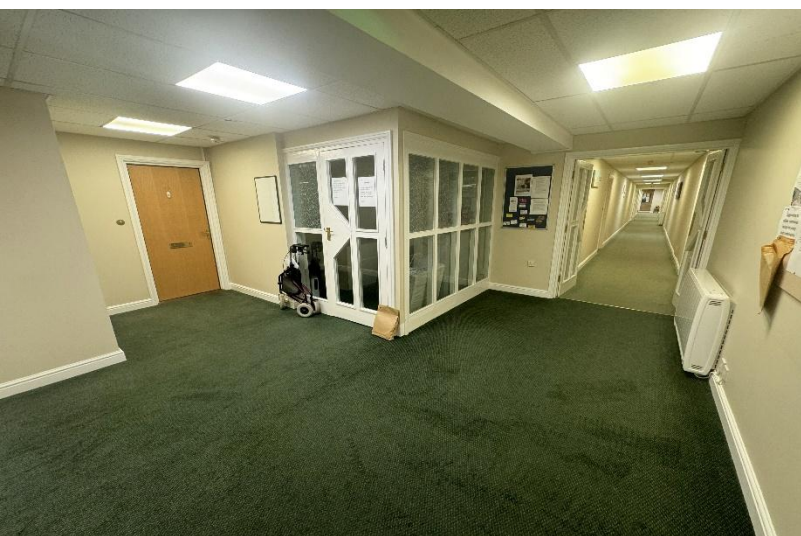
Tenure

We are advised by the vendor that the property is leasehold with approx. 62 years remaining on the lease, a service charge of approx. £3,199 per annum and a ground rent of approx. £237.50 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges

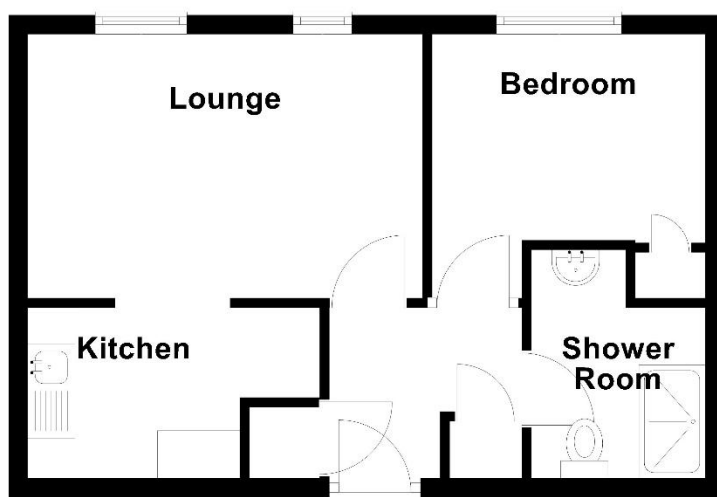
Current council tax band – B





Ground Floor

Approx. 33.4 sq. metres (360.0 sq. feet)



Total area: approx. 33.4 sq. metres (360.0 sq. feet)

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Shirley
Solihull
B90 3DN

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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 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.