



Apartment 23, Tudor Lodge, Olton, Solihull B92 7AA

Price Guide **£120,000**

- Over 60s Retirement Apartment
- One Bedroom First Floor
- Good Decorative Order Throughout
-
- Energy Efficiency Rating – B
- No Chain

0121 709 3300

Apartment 23, Tudor Lodge, Olton, Solihull B92 7AA

23 Tudor Lodge is a delightful, first-floor apartment with good-sized rooms that offer spacious accommodation that is well-decorated and presented to a very good standard. The accommodation briefly comprises entrance hall, lounge, kitchen, shower room, one bedroom and offered for sale with no chain.

The property comprises: -

ENTRANCE HALL

Airing cupboard with slatted shelves, hot water heater unit and automatic light, power point, ceiling light fitting and illuminated light switch.

Doors leading off to:-

LIVING /DINING ROOM

Flame-effect electric fire with attractive surround, electric slimline storage heater, TV/FM radio aerial point, ceiling light fitting and illuminated light switch, double glazed door leading to the balcony and door with glazed panel leads to:

KITCHEN

Fitted with a range of wall and floor mounted kitchen units with co-ordinated roll edged work surfaces, inset stainless steel sink unit with single drainer, tiling to splash prone areas, plinth-mounted electric warm air fan heater, fan assisted oven, ceramic hob, extractor fan, integrated fridge and freezer, tile effect flooring and spotlights.



DOUBLE BEDROOM

Bedroom with double glazed window, built-in double wardrobe with sliding mirror doors, electric slimline storage heater, TV/FM radio aerial point, ceiling light point and illuminated light switch.

SHOWER ROOM

Tiled and fitted with shower cubicle, vanity basin with storage cupboard under, WC with low level flush, wall - mounted warm air fan heater, wall-mounted extractor fan, strip light, shaver point, heated towel rail and ceiling light fitting.

Tudor Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

Service Charge (Year Ending 31st May 2026): £3,107.19 per annum.

Ground rent £855.56 per annum. To be reviewed in May 2029

Council Tax Band C

125 year Lease commencing 2008

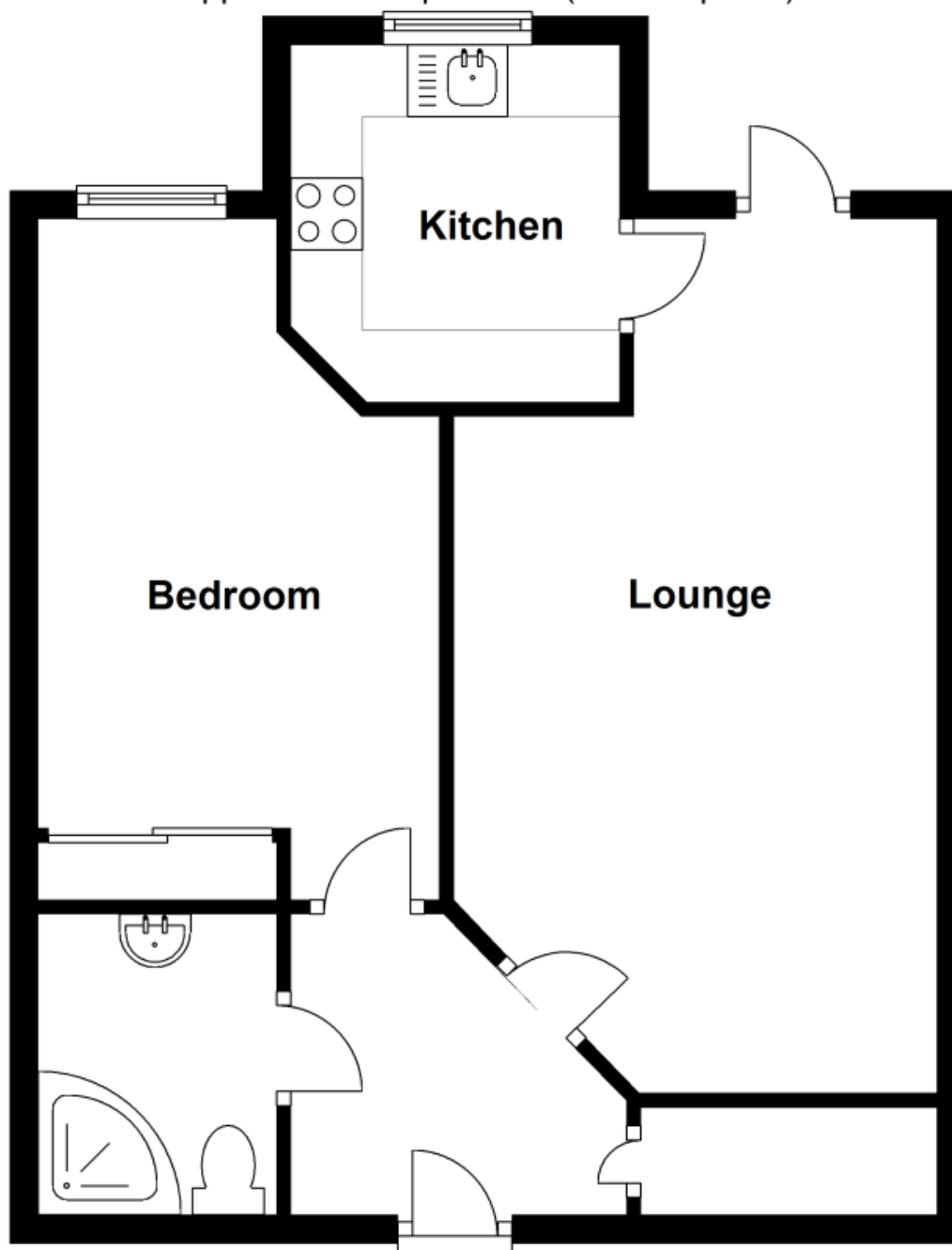
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.



Approx. 42.9 sq. metres (462.3 sq. feet)



2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com

[Zoopla.co.uk](https://www.zoopla.co.uk)

[Finda Property.com](https://www.finda-property.com)

[rightmove.co.uk](https://www.rightmove.co.uk)
The UK's number one property website

The Property Ombudsman
SALES

[Radarhomes.co.uk](https://www.radarhomes.co.uk)
Find your home in our radar

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

WWW.EPC4U.COM

B750 Printed by Ravensworth 01670 713330

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.