



Lydon Court, Coventry Road

Guide Price £115,000





PROPERTY OVERVIEW

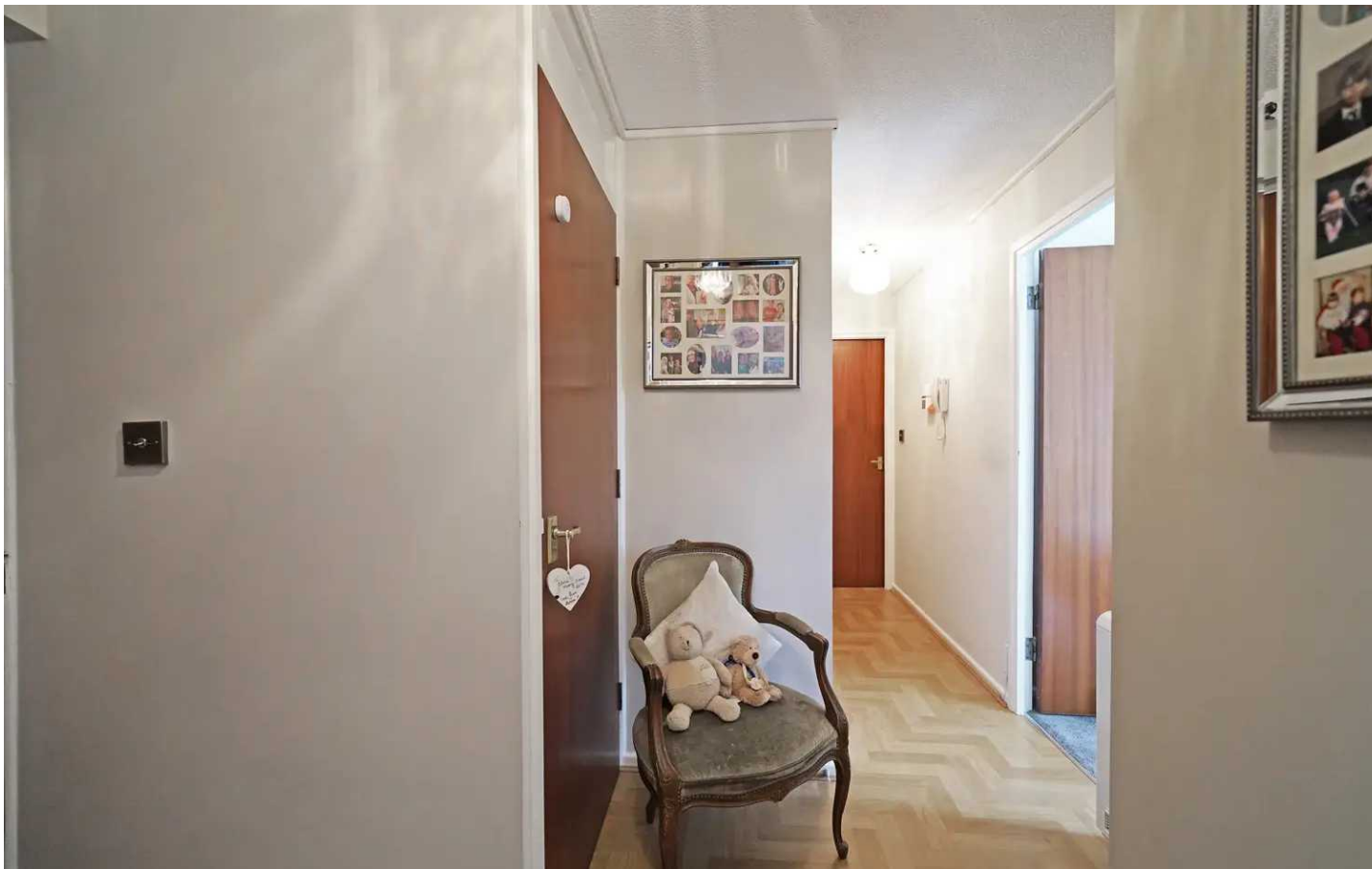
Nestled within a secure over 60 retirement complex, this delightful ground floor apartment offers a rare opportunity for comfortable and convenient living. Securely situated behind gates with an intercom system, the two-bedroom property exudes charm and sophistication.

Boasting a bright and spacious interior, the apartment features excellent views of the communal gardens. The charming fitted kitchen with integrated appliances and duck egg blue units adds a touch of elegance, while the open plan living/dining room seamlessly flows onto a patio area.

The large principal bedroom and additional bedroom are serviced by a family bathroom, ensuring privacy and comfort for residents. Immaculate grounds surround the property, providing a serene environment for relaxation and leisurely strolls.

Residents can relish in the communal lounge and conveniently utilise the communal parking bays. With its picturesque setting and impeccably maintained grounds, this residence promises a lifestyle of tranquillity and community for discerning individuals seeking a refined retirement living experience.





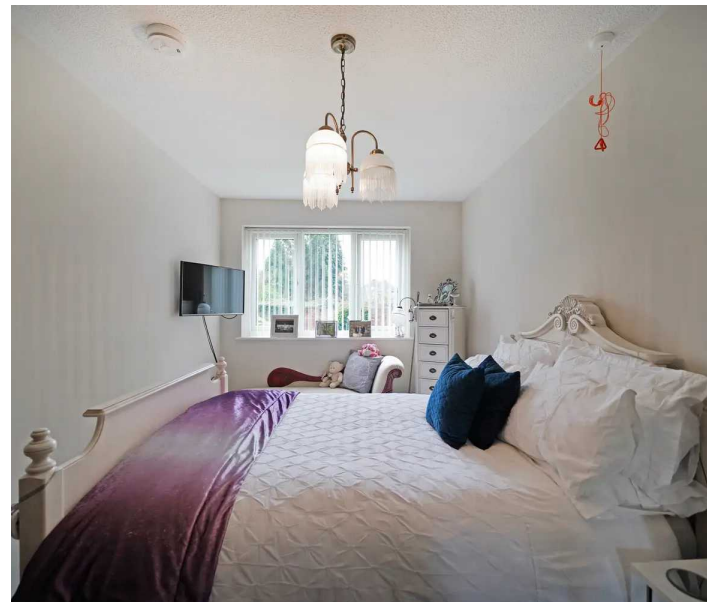
PROPERTY LOCATION

Sheldon is an area east of Birmingham with access to local amenities including local shops, good schools, Sheldon Country Park, Elmdon Park and Birmingham International Airport. The area benefits from good links into Birmingham, Solihull and the Airport/NEC, with proposed rapid bus service routes to Birmingham City Centre and Birmingham Airport and regular bus services to Solihull Town Centre, Coventry City Centre and surrounding areas.

Council Tax band: B

Tenure: Leasehold

- Two Bedroom Ground Floor Apartment
- For Over 60s
- Immaculately Presented Throughout
- Beautiful Communal Gardens
- Fitted Kitchen
- Living / Dining Room
- Large Principal Bedroom
- Communal Park Behind A Secure Gate
- Communal Residents Lounge





HALL

KITCHEN

7' 0" x 7' 3" (2.13m x 2.20m)

LIVING / DINING ROOM

15' 11" x 9' 9" (4.84m x 2.97m)

PRINCIPAL BEDROOM

8' 2" x 15' 11" (2.49m x 4.85m)

BEDROOM TWO

9' 2" x 7' 0" (2.79m x 2.13m)

BATHROOM

7' 9" x 5' 6" (2.37m x 1.67m)

TOTAL SQUARE FOOTAGE

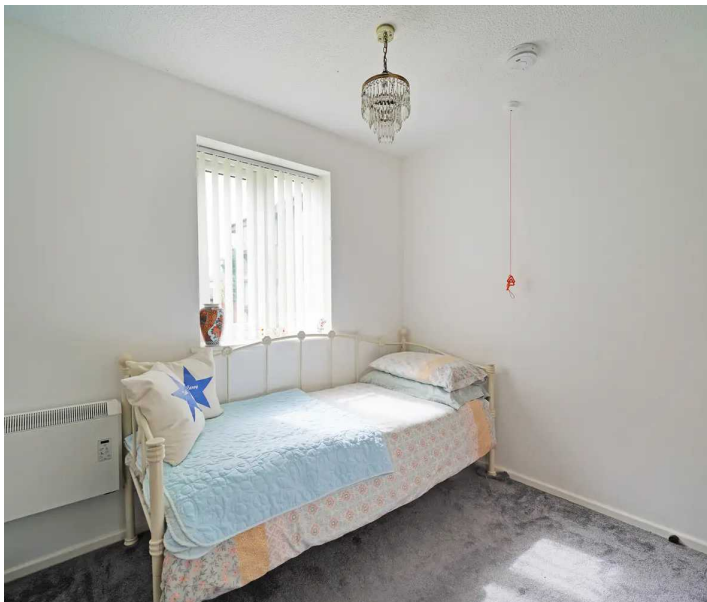
Total floor area: 59.0 sq.m. = 635 sq.ft. approx.

OUTSIDE THE PROPERTY

COMMUNAL PARKING BAYS

COMMUNAL GARDENS

COMMUNAL LAUNDRY ROOM





ITEMS INCLUDED IN THE SALE

CDA integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, all blinds and some light fittings.

ADDITIONAL INFORMATION

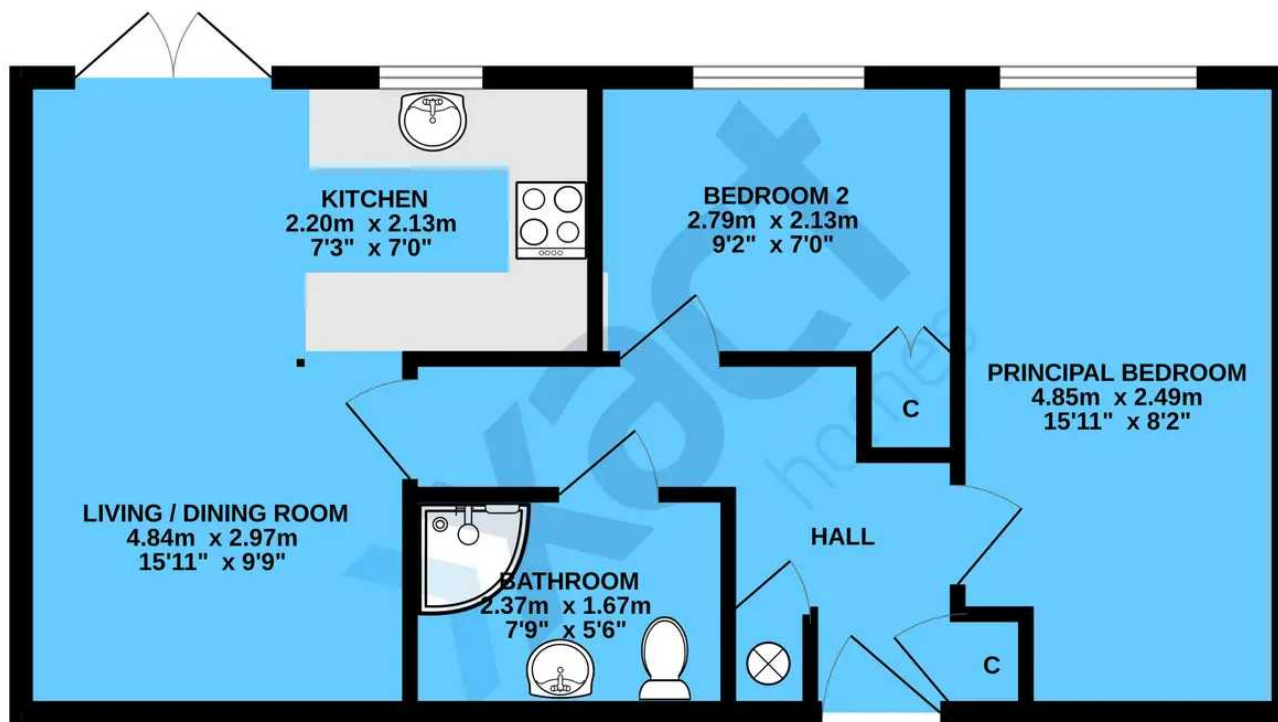
Services - Mains electricity, mains sewers and water on a meter. Broadband - Sky. Service Charge - £220.00 (pcm). Small pets are welcome. The kitchen and all of the integrated items are only three years old. The whole flat is electric and the heating system has been updated and is only 18 months old. In certain circumstances over 55's with disabilities can live here. There is a separate washing line area. The building has undergone a full alarm and intercom system upgrade in 2023. There is a 24 hour emergency intercom and pull cord system in the flat. There is a part-time on-site manager available during the week.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



TOTAL FLOOR AREA : 59.0 sq.m. (635 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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