



Orchard Court Lugtrout Lane
Solihull





Property Description

Retirement apartment situated in the heart of Solihull. This first floor apartment comprises of: entrance hallway, large store cupboard, one double bedroom, lounge diner, fitted kitchen and family bathroom. Apartment benefits from emergency pull cord and intercom systems. Site benefits from CCTV throughout and building manager present in the weekdays.

The complex itself benefits from many communal facilities including: communal lounge, laundry room (water rates and electricity included), refuse room, outside grounds & seating areas and guest room which can be booked for friends and family.

Convenience store with post office and other amenities are on the doorstep along with bus stop right outside. Along with pharmacy and surgery being a short walk away.

The apartment lounge faces Lugtrout and Damson Lane. This includes a south facing Juliet balcony.

Must view to fully appreciate size and condition.

Entrance Hallway

Door to front elevation and large storage cupboard.

Lounge

17' 8" x 11' (5.38m x 3.35m)

Double glazed doors out to Juliet balcony, electric fire, TV point and electric radiator.

Kitchen

8' 11" x 5' 10" (2.72m x 1.78m)

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and hob with extractor, fridge, freezer and tiling to splash prone areas.

Bedroom One

10' 10" x 10' 8" (3.30m x 3.25m)

Double glazed window to rear elevation, built in wardrobes with mirror doors and central heating radiator.

Bathroom

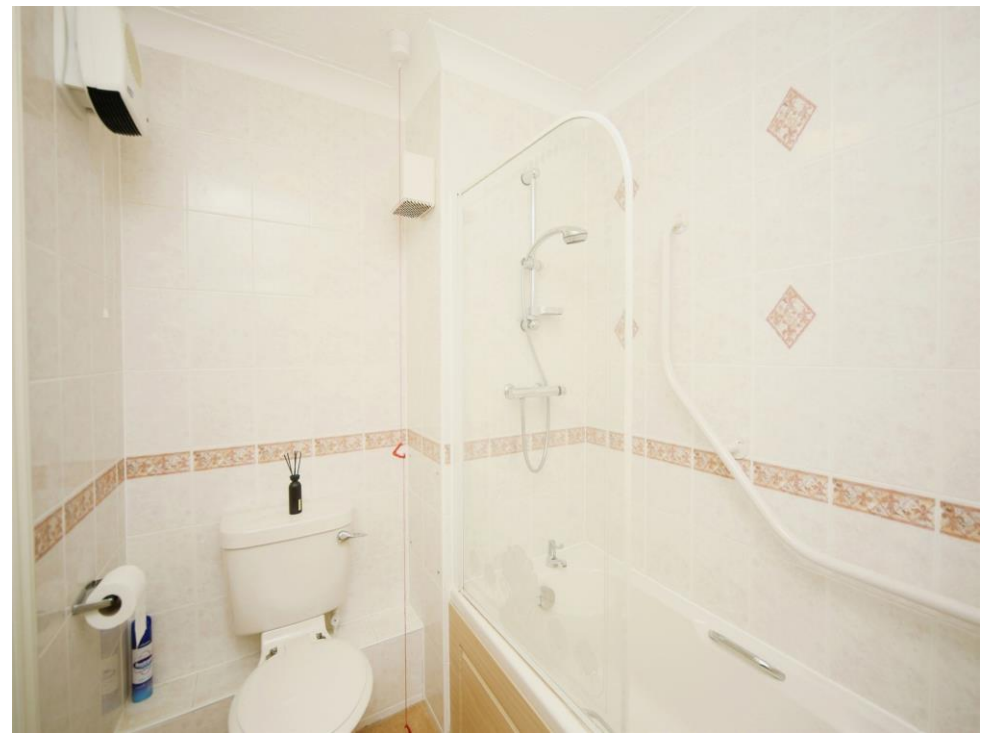
6' 10" x 5' 6" (2.08m x 1.68m)

Bath with shower over including hand rail, wash hand basin, W.C, extractor fan, shaver point and tiling to splash prone areas.

Outside

Communal garden and parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: SOL205171 - 0011