

smarthomes

Maplebeck Court, Lode Lane

Solihull

- A Well Presented Two Bedroom Retirement Apartment
- Fitted Kitchen & Modern Shower Room
- Spacious Lounge/Diner
- No Upward Chain

£100,000

Current EPC Rating - D

Current Council Tax Band - E











Property Description

A well maintained first floor retirement apartment for the over 58's situated in a most convenient location and benefiting from no upward chain. The property is situated a short walk from Solihull Town Centre and offers accommodation comprising a spacious lounge/diner, fitted kitchen, two bedrooms, shower room, access to communal gardens, parking and a variety of residents facilities

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent parks, restaurants, bars and a variety of shopping centres including Touchwood Shopping Centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

This two bedroom first floor retirement apartment for the over 58's is situated in a sought after location close to Solihull Town Centre & Solihull Hospital and benefits from house manager with 24/7 emergency pull cord system, communal lounge and conservatory, lift access, guest suite, off road parking and well maintained communal gardens. There are regular social activities for residents including BBQ's, organised day trips, meals out, carpet bowls, quiz nights, afternoon tea and movie evenings. The property is well located for public transport with bus stops directly outside the building and Solihull Train Station being a short walk away.







Rooms & Measurements

Spacious Lounge/Diner 7m x 3.3m (22'11" x 10'9")

Fitted Kitchen 2.1m x 2.1m (6'10" x 6'10")

Bedroom One 3.4m x 2.8m (11'1" x 9'2")

Bedroom Two 3.1m x 2.1m (10'2" x 6'10")

Shower Room 2.1m x 1.8m (6'10" x 5'10")

Tenure
We are advised by the vendor that the property is leasehold with approx. 89 years remaining on the lease and a service charge of approx. £4,195.92 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 - E











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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.