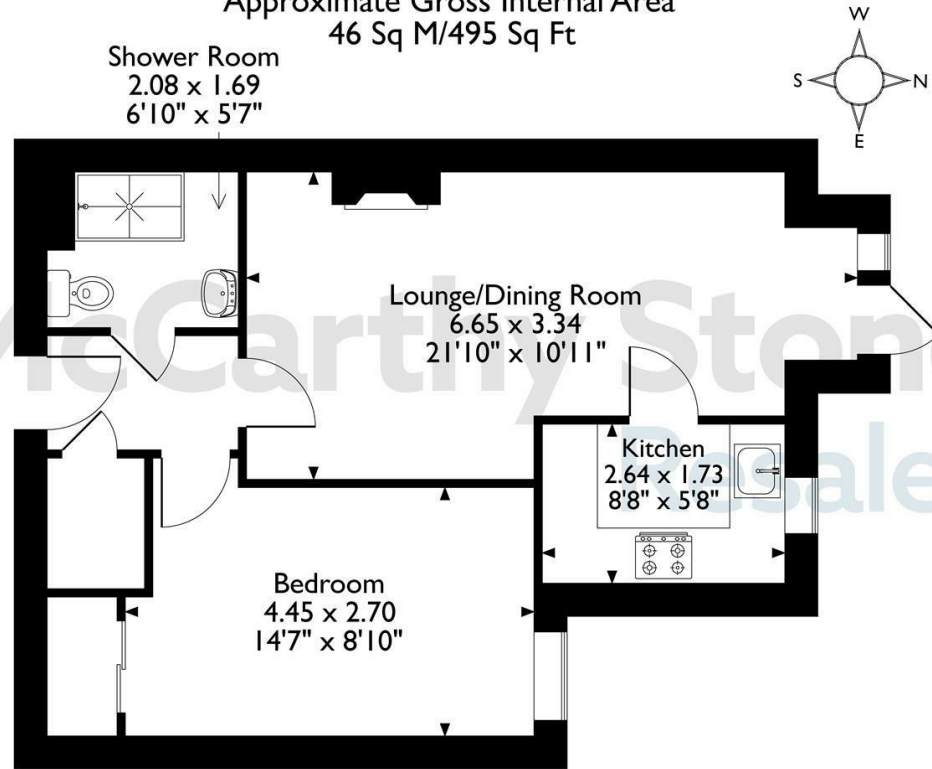


Awdry Court, Apartment 10, 15, St. Nicolas Gardens, Birmingham
 Approximate Gross Internal Area
 46 Sq M/495 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(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		

10 Awdry Court

St. Nicolas Gardens, Birmingham, B38 8BH



Asking price £125,000 Leasehold

A well presented, one-bedroom ground floor retirement apartment, forming part of the highly regarded Awdry Court development within our Retirement Living range for over60's.

This thoughtfully designed home offers comfortable and practical living throughout. The spacious living room provides ample room for both relaxation and dining, with direct access via doors to a patio area that enjoys a pleasant outlook over the well-maintained communal gardens, perfect for sitting out and enjoying the surroundings. The modern fitted kitchen is stylish and functional, complete with a range of integrated appliances and contemporary finishes.

The property features a well-proportioned double bedroom, offering a comfortable retreat, along with a fully tiled bathroom fitted with quality fixtures.

Residents also benefit from access to a welcoming homeowners' lounge, ideal for socialising, as well as a laundry and beautifully landscaped communal gardens that enhance the overall setting of the development.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Awdry Court, St. Nicolas Gardens, Birmingham, West Midlands, B38 8BH

1 bed | £125,000

Summary

Awdry Court consists of 30 apartment with communal facilities situated off St Nicholas Gardens in Kings Norton to the south of the city centre. The development has been designed to support modern living with all apartments featuring built in wardrobes, Sky+ connection point in living rooms (connection fees will apply).

The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £20 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Entrance Hall

Front door with letter box and spy hole opens into a welcoming hallway. The security door entry system and 24-hour emergency response pull cord system is wall mounted in the hall along with Smoke detector. Doors lead to the living room, bedroom and to a storage cupboard which houses the hot water system.

Living room

A generously proportioned lounge, thoughtfully designed to provide both comfort and style. The room features an attractive feature fireplace with an inset electric fire, creating a warm and inviting atmosphere. A double-glazed window, along with glazed doors opening directly onto a private patio area, allows for an abundance of natural light while offering a pleasant outlook over the surrounding grounds.

The space is well-lit by two ceiling light fittings and includes both a TV point and telephone connection for convenience. A Dimplex storage heater ensures efficient and controllable warmth throughout the year. Completing the room, a single oak door with elegant glazed panels provides access to the kitchen, enhancing the sense of openness while maintaining a defined living space.

Kitchen

A well-appointed fitted kitchen, designed with both practicality and style in mind, featuring a comprehensive range of matching wall and base units that provide ample storage. These are complemented by coordinated work surfaces and neatly tiled splashbacks, creating a clean and contemporary finish.

The kitchen is equipped with a range of integrated appliances, including a fridge and freezer, along with a conveniently positioned oven set at waist height for ease of use. An alcove above the oven offers ideal space for a microwave, keeping work surfaces uncluttered. There is also an induction hob with an extractor hood above, perfect for efficient cooking and ventilation.

A stainless steel sink with a modern mixer tap is positioned beneath a window, allowing for natural light and offering attractive views while working in the kitchen. The space is completed with practical tiled flooring, combining durability with easy maintenance.

Bedroom One

A well-proportioned double bedroom featuring a built-in wardrobe with stylish mirrored sliding doors, providing both ample storage and a sense of added space and light to the room. The bedroom is further enhanced by a double-glazed window, allowing for plenty of natural light while maintaining energy efficiency and comfort. Additional features include a telephone point and a TV aerial connection, offering convenience for modern living.

Bathroom

Fully tiled room comprising of a generous shower cubicle, WC. Vanity unit with inset wash hand basin and fitted mirror over. Heated towel rail.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £3,306.80 for financial year ending 28/02/2027.

Lease Information

Ground rent: £425 per annum
Ground rent review: 1st Jan 2040
Lease: 125 years from 1st Jan 2010

Parking Permit Scheme-subject to availability

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

