

Asking Price Of **£135,000**





One Bedroom

First Floor Apartment

- FIRST FLOOR APARTMENT
- BEAUTIFULLY PRESENTED
- OWNERS LOUNGE AND KITCHEN
- GUEST SUITE AVAILABLE
- GREAT LOCATION
- LODGE MANAGER
- 24 HOUR CARE LINE SYSTEM
- LAUNDRY ROOM
- PARKING
- COMMUNAL GARDENS

A beautifully presented first floor apartment for the over 60's in the prestigious Church Hill living development. Benefitting from electric economy 10 heating. The accommodation briefly comprises of a hallway, lounge, kitchen, bathroom, bedroom and a communal garden. Guest suite available for friends and family to stay. Lodge Manager available five days a week, owners lounge and kitchen, 24 hour care line system for safety and security. Great location which is close to local shops, restaurants, bus route and train station.



APPROACH

Parking spaces available. Secure intercom entrance system. Member lounge and kitchen and Manager's office. Lift to first floor.

HALLWAY

Intercom system. Two good sized storage cupboards.

LOUNGE

Window to front, ceiling light, economy 10 electric heater, electric fire place with surround.

KITCHEN

Small breakfast bar, built-in fridge/freezer, built-in oven electric hob and extractor fan over, sink and drainer, plenty of cupboards and work top surfaces.

BEDROOM

Mirror fitted wardrobes, two ceiling lights, window to front, economy 10 heater.

BATHROOM

Walk-in shower, low level WC, sink and towel rail.

COMMUNAL GARDEN

Mobility scooter storage, lawn area with flower beds and shrubbery, patio area with tables and chairs.

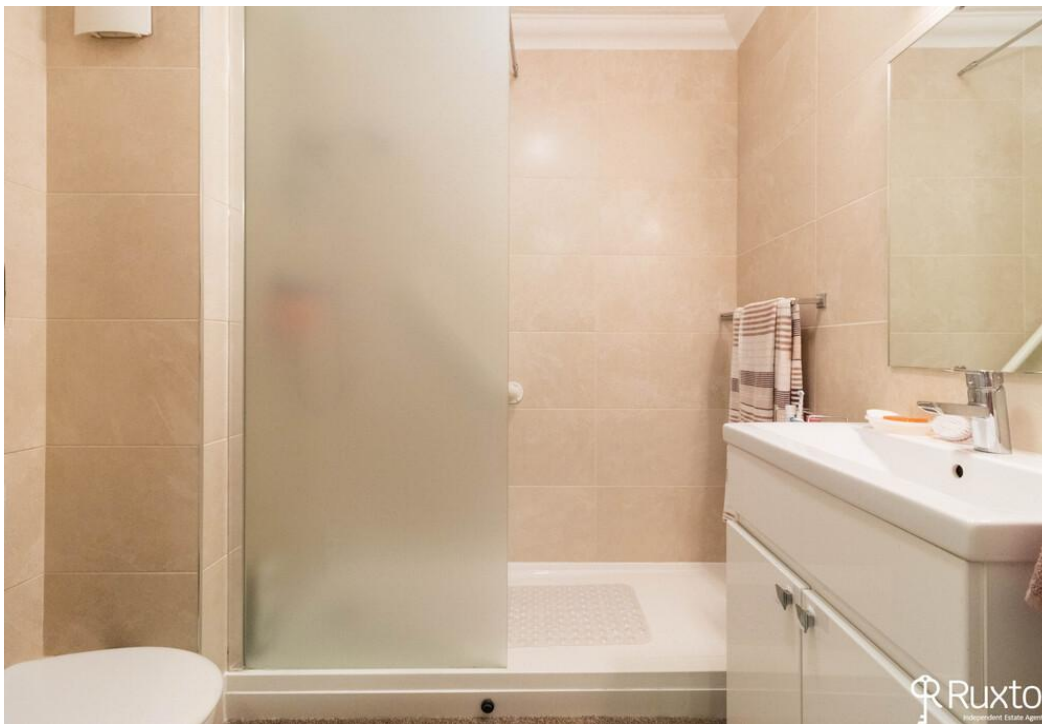
Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

Length of Lease: 107 years (at 2026)

Service Charge: £3,107.18 pa

Ground Rent: £855.56 pa



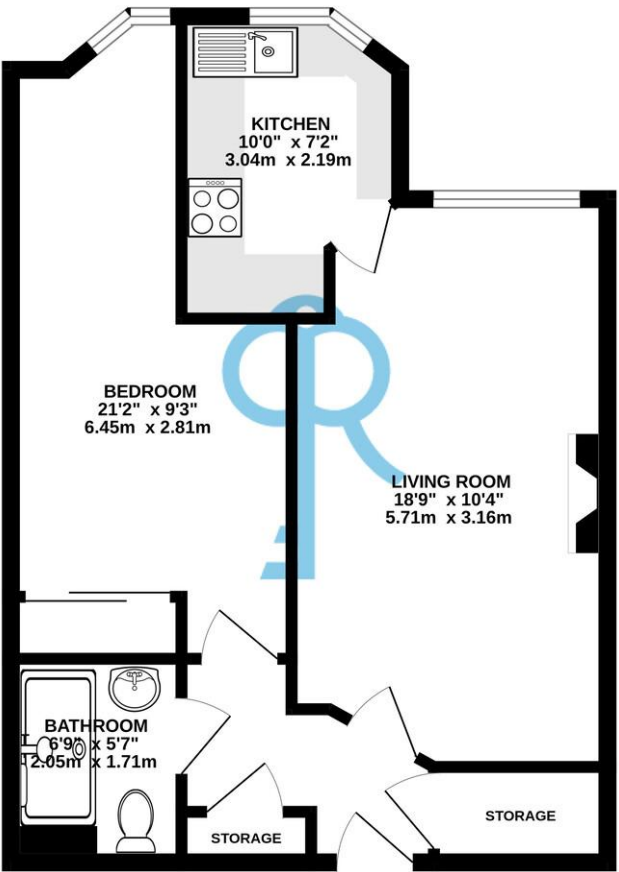






Floor Layout

FIRST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 sq.m.) 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

Tenure

We have been advised by the seller that the property is Leasehold.

Interested purchasers should seek clarification of this from their solicitor (if Leasehold, Leasehold covenants may apply)

Total approx. floor area 492 sq. ft.

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The graph shows this property's current and potential energy rating.

