

137 New Road, Rubery, Birmingham, B45 9JR
Tel: 0121 453 6880
Fax: 0121 453 6935



**1 Beeches Court
Ashill Road
Rednal
Birmingham
B45 9YB**

Offers Over £60,000

**Over 60's Retirement Flat
Ground Floor
One Double Bedroom
Lounge/Diner
Kitchen
Bathroom
Residents lounge
Communal Gardens
Resident & Visitors Parking
Leasehold**

GORDON JONES IS PLEASED TO PRESENT THIS ONE BEDROOM OVER 60'S RETIREMENT FLAT IN A GREAT LOCATION CLOSE TO ALL AMENITIES.

This Ground Floor Apartment is situated in Rednal conveniently located for all local amenities including shops, Supermarkets, post office and bus stop outside the property. This retirement development offers Resident manager, 24-hour careline alarm pull-cord service, residents lounge, laundry room, communal gardens and resident & visitors carpark.

*****VIEWING BY APPOINTMENT ONLY*****



The Apartment is located on the Ground floor easily accessible from the reception area at the front of the building. This flat is the first flat on the left-hand side of the corridor from the reception area. It also has a door leading out from the lounge out to a small side garden with shrub border which is ideal to sit outside on nice day as well as having the communal gardens to enjoy.

HALLWAY

6'10" x 5'06" 2.08m x 1.67m

Welcoming hallway with storage cupboard housing consumer unit and water tank. Intercom system. Doors to

LOUNGE/DINER

21'06" x 11'01" (max) 7'06" (min)

6.55m x 3.37m (max) 2.28m (min)

Wooden framed double-glazed window and door to side elevation. Stone effect fireplace housing electric fire, electric storage heater. Two central light fitting.

BATHROOM

6'10" x 5'05" 2.08m x 1.65m

Vanity unit housing wash basin with taps, fully tiled splash backs. Low level W.C. Panelled bath with shower screen and shower over. Wall mounted heated towel rail, extractor fan, central light fitting.

KITCHEN

8'11" x 5'07" 2.71m x 1.70m

Wall, base & drawer units with worktop and tiled splashbacks. Stainless steel sink unit with mixer tap. Integrated electric hob with extractor fan above, electric oven. Space and plumbing for washing machine, undercounter fridge & freezer.

BEDROOM ONE

19'01" x 8'09" 5.81m x 2.66m

Wooden framed double-glazed window to side elevation. Electric storage heater, central light fitting.

Leasehold: 125 Years from 01 April 1999.

98 Years remaining.

Service Charge Approx. £2,904 Per Annum (paid half yearly).

Ground Rent £589.00

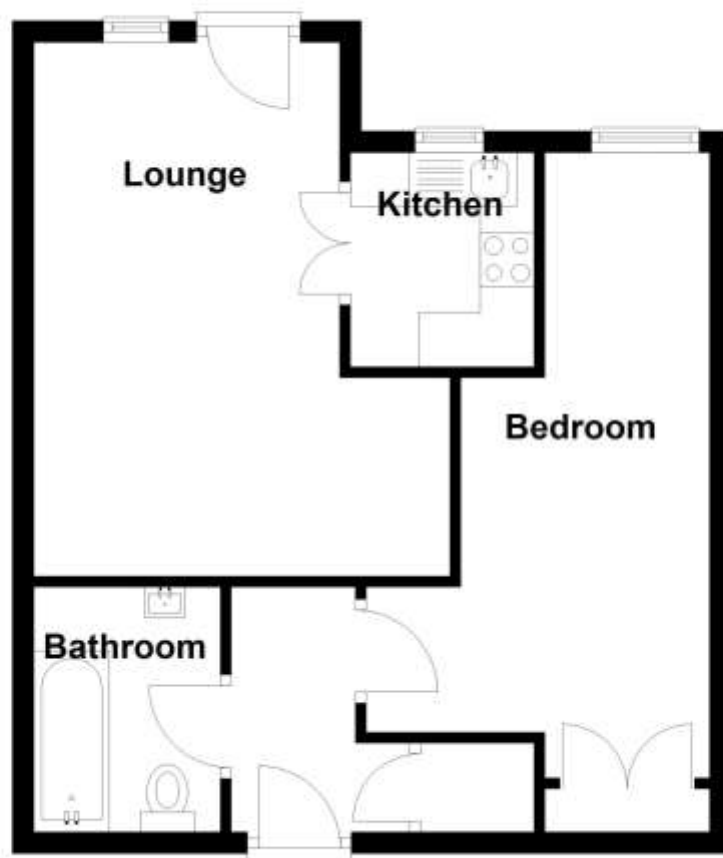
EPC – C

COUNCIL Tax Band – B

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

Ground Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



Total area: approx. 42.4 sq. metres (456.2 sq. feet)

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