



St Nicolas Lodge, Apartment 14, 58 High Meadow Road Kings Norton, B38 9FS

£242,950

A modern one-bed first-floor retirement apartment (60+) in St Nicolas Lodge, Kings Norton. Features a bright living room, fitted kitchen, walk-in wardrobe, and contemporary shower room. Includes strong safety features, double glazing, and energy-efficient heating. Residents enjoy landscaped gardens, owners' lounge, lift access, guest suite, Lodge Manager support, secure entry, parking, and EV charging ideal for low-maintenance, independent living. Call us to arrange a viewing.

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

Council Tax Band: C

Property Type: Retirement

Key Features:

Security & Safety

- Video entry system
- Intruder alarm
- Mains-connected smoke detector
- 24-hour digital support/call system
- Multi-point locking system on the front door

Kitchen

- Integrated electric waist-height oven
- Ceramic hob
- Integral upright fridge and frost-free freezer
- Space for free-standing washer-dryer
- Stainless steel sink with chrome mixer tap
- Slip-resistant flooring and ceramic wall tiling
- Plumbing provisions for a dishwasher

Interior

- Double-glazed windows with safety locks
- Walk-in wardrobe plus fitted mirror wardrobes
- Illuminated light switches
- SkyQ enabled
- TV & telephone points in living room and bedroom
- Energy-efficient low-carbon heating system
- Glass-panelled connecting door between kitchen and living room
- Hallway storage cupboard

Shower Room

- Contemporary white sanitaryware with chrome fittings
- Easy-turn mixer taps
- Heated chrome towel rail
- Under-sink vanity storage
- Mirrored wall cabinet
- Low-level shower tray with thermostatic shower
- Slip-resistant flooring and ceramic wall tiling

External & Communal Facilities

- Free residents' parking
- Attractive landscaped grounds
- Lodge Manager overseeing day-to-day running
- Owners' lounge and coffee bar with communal Wi-Fi
- Lift access to all floors
- Guest suite for visitors with shower room
- Online grocery ordering service via Lodge Manager
- Refuse room
- Secure main-entrance entry system
- Cycle and buggy storage
- Fully maintained external areas
- Electric vehicle charging points

Room Measurements

Kitchen: 2.29m x 2.16m (7'5" x 7'1")

Living Room: 3.32m x 5.46m (10'9" x 17'9")

Shower Room: 1.71m x 1.86m (5'6" x 6'11")

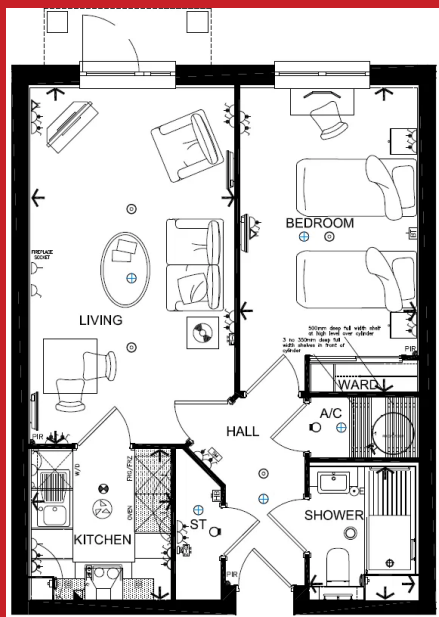
Bedroom: 2.83m x 4.57m (9'3" x 15'0")

If this sounds perfect for you, give us a call today to arrange a viewing.





Contact us today!
0121 744 4144 + Option 3
newhomes@smart-homes.co.uk



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