



Taylor's

OLDBURY, Queensridge Court

2 1 1

- Lovely 2nd floor retirement apartment
- Age restriction 55yrs plus
- Spacious living kitchen with dual aspect windows
- 24hr emergency call system
- Lift and stair access
- 75% ownership
- Two double bedrooms
- Underfloor heating
- Communal lounges, shop, hair salon and laundrette on site
- Communal parking



A lovely second floor RETIREMENT APARTMENT in this attractive well planned development with additional facilities of communal lounges, shop, hair salon and launderette. With both lift and stair access and having gas fired under floor heating [from block boiler] and PVC double glazing - Good size Hall, Cloaks Cupboard and Linen Cupboard off , Spacious open plan Living Kitchen with dual aspect windows, Two excellent size Bedrooms, Jak and Jill Wet Room. 24hr emergency on site call system. Age restriction of over 55yrs . 75% ownership.

Mains water, electricity and drainage connected. 75% ownership Tenure Leasehold [110 yrs unexpired]. 2026/27, Service Charge £399.29 per month includes management support charge and utility charge [gas and water]. Extra core support charge applies presently £31.38 per week and further extra support available at additional cost. Council tax band B. EPC - . Broadband/Mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction-Modern. Long term flood risk, surface water very low, rivers very low.

Communal Ground Floor Entrance Having Lift and staircase to the second floor. Entrance telecom system and fob opening entrance, **Large Hall** Having Cloaks Cupboard and Linen Cupboard off with the Underfloor heating system served from boiler in block, **Spacious Living Room/Kitchen** - 7.21m x 3.23m (23'8" x 10'7") Having Living Area with double glazed windows to the front and side, air circulating vent and opening to the kitchen area with integral oven, hob and cooker hood, fridge freezer , floor and wall cupboards, **Bedroom One** - 5.08m x 2.82m (16'8" x 9'3") A large double bedroom, again having air circulation vent and double glazed window. Bedroom furniture included, **Bedroom Two** - 3.33m x 2.54m (10'11"max x 8'4"), **Wet Room** - 2.79m x 1.8m (9'2" x 5'11") Having shower area, handbasin and WC, doors to the hall and bedroom one.

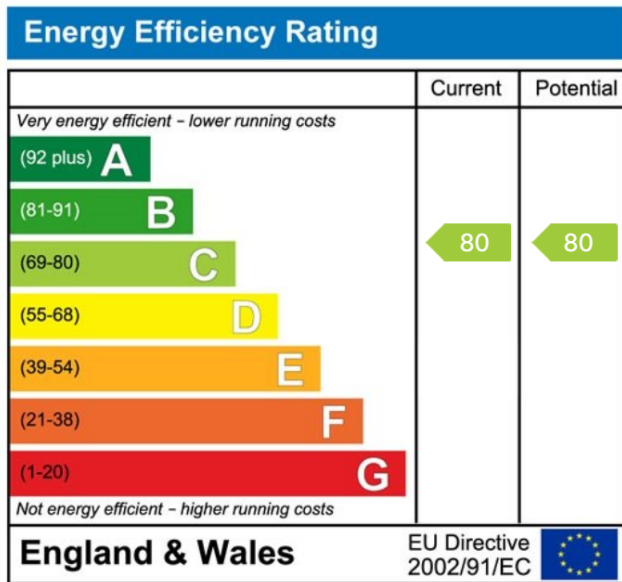




Ground Floor



Measurements are approximate. Not to scale. Measurements taken on 10/10/2023.



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