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26 Orchard Court Lugtrout Lane, B91 2SL

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## 26 Orchard Court Lugtrout Lane, B91 2SL

£70,000

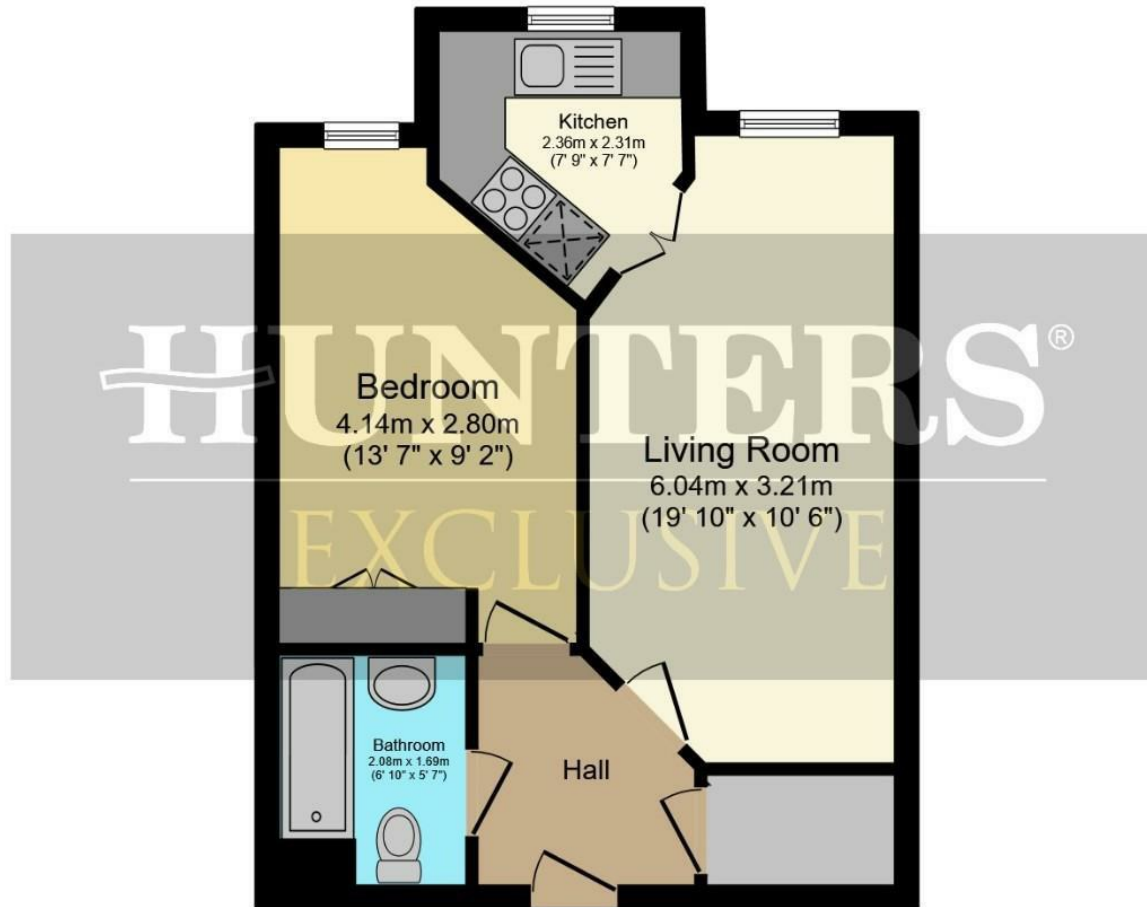
This well presented one-bedroom retirement apartment for the over 60's enjoys stunning views over the well-maintained communal gardens, providing a peaceful and picturesque outlook from the spacious living area. Offered to the market with no upward chain, the property also benefits from secure gated parking.

Originally built by McCarthy & Stone, the development has been thoughtfully designed to maximise both comfort and convenience for residents. The apartment is fully specified for over 60's living and includes a range of personal safety features for added peace of mind.

Residents benefit not only from the excellent accommodation within the apartment itself, but also from a range of superb communal facilities. These include a welcoming residents' lounge, beautifully maintained communal gardens, an on-site development manager available during working hours and a guest suite providing convenient accommodation for visiting family and friends.

This fantastic property offers independent living within a secure and sociable environment. Early viewing is highly recommended.

Hunters Solihull 163 High Street, Solihull, B91 3ST | 0121 709 0111  
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Total floor area 39.5 sq.m. (425 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>82</b>	<b>84</b>
	EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		

### Location

Orchard Court is ideally situated on the highly regarded Lugtrout Lane in Solihull, offering an excellent balance of peaceful residential living and everyday convenience. Positioned within easy reach of Solihull Town Centre, residents can enjoy a superb range of amenities including the popular Touchwood Shopping Centre, a variety of restaurants, cafés, bars, and leisure facilities.

Lugtrout Lane is particularly well regarded for its attractive surroundings and close proximity to local parks, walking routes, supermarkets, and other everyday amenities. Combining convenience, connectivity, and a desirable Solihull setting, Orchard Court continues to be a highly sought-after place to live.

### Living Room

19'10 x 10'6

### Bedroom

13'7 x 9'2

### Kitchen

7'9 x 7'7

### Shower Room

6'10 x 5'7

### Tenure

The Agent understands that the property is Leasehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

### Service Charge

annual costs of £3,100 - Hunters have not checked the legal documentation to verify the status of the property or the information provided by the vendors, as above, and would advise any potential buyer to obtain verification from their solicitor.

### Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band C.

### Services

Hunters understands from the vendor that mains drainage, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

### Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

### General


These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars ( night storage heaters ) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

### AML Checks

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by

trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>84</b>
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<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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WARNING

PRIVATE NO PARKING

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