



**PAUL
CARR**
Estate Agents

Little Aston Hall Drive, Little Aston
Sutton Coldfield, B74 3BF

£200,000

Little Aston

£200,000



Spacious First-Floor Retirement Apartment with Balcony and Garage Offered with no upward chain, this well-presented first-floor retirement apartment provides comfortable and convenient living in a desirable development.

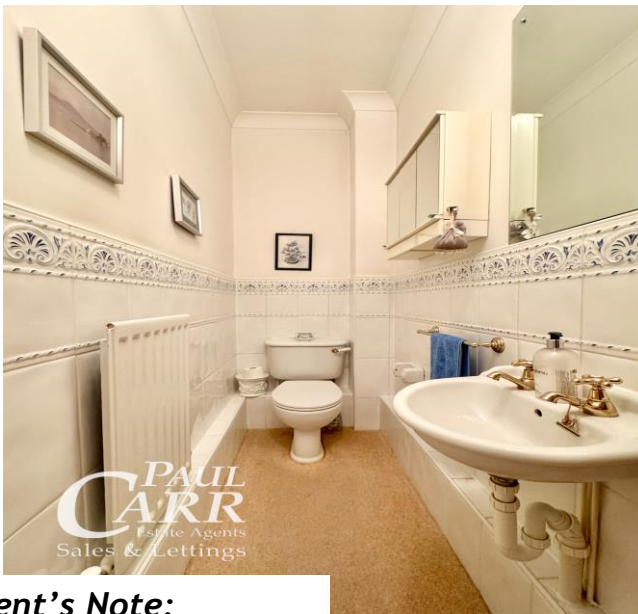
The property features a generous living and dining room with access to a private balcony, creating a bright and welcoming space to relax and entertain.

The apartment also benefits from a well-equipped kitchen, a spacious bedroom with built-in storage, and an en-suite bathroom. Ample storage is available throughout the property, ensuring practicality and ease of living.

Residents can also enjoy a communal seating area overlooking the beautifully maintained gardens, offering the perfect place to relax outdoors and socialise with neighbours.

Further advantages include lift access to all floors and a garage, providing additional storage or secure parking. Ideally suited for those seeking a low-maintenance retirement lifestyle, this attractive apartment combines comfort, convenience, and excellent amenities.





Property Specification

1st Floor Retirement Apartment
Bright and spacious
Living/dining room with balcony
Kitchen
Bedroom with ensuite
GARAGE

Hall

Living/Dining Room
6.96m (22'10") x 3.68m (12'1")

Balcony

Kitchen
4.34m (14'3") x 2.59m (8'6") max

Bedroom 1
3.66m (12') x 2.84m (9'4")

En-suite
2.59m (8'6") x 1.98m (6'6")

WC
2.59m (8'6") x 0.97m (3'2")

Garage

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

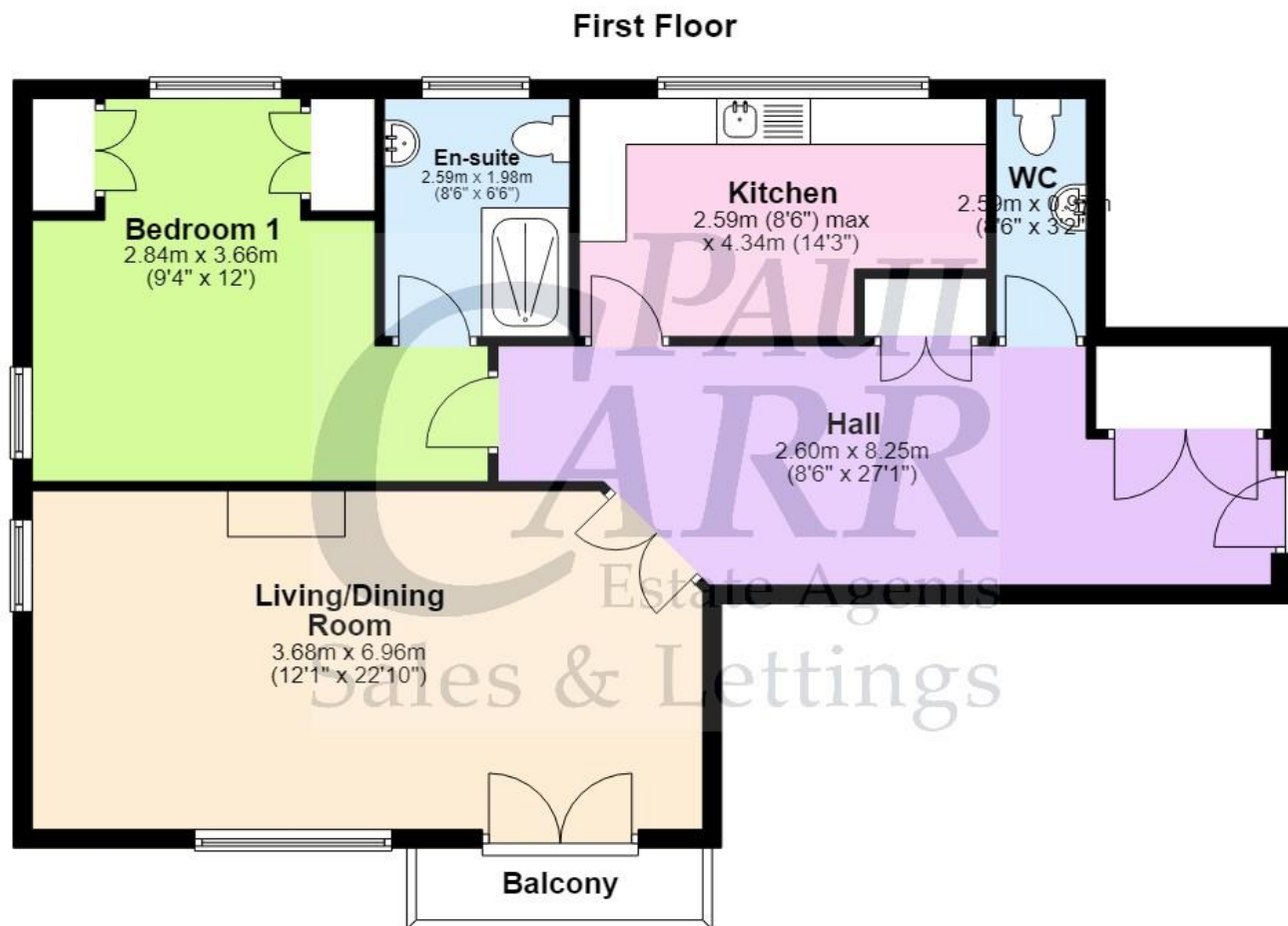
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, water, electric and drainage
Council tax band: E
Tenure: 120 years remaining, lease from
Ground Rent: £0
Service Charge: £3400 per annum

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

