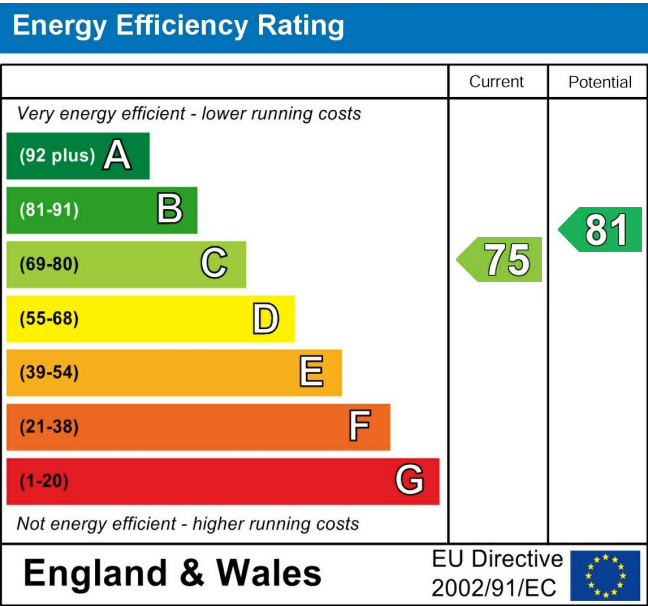
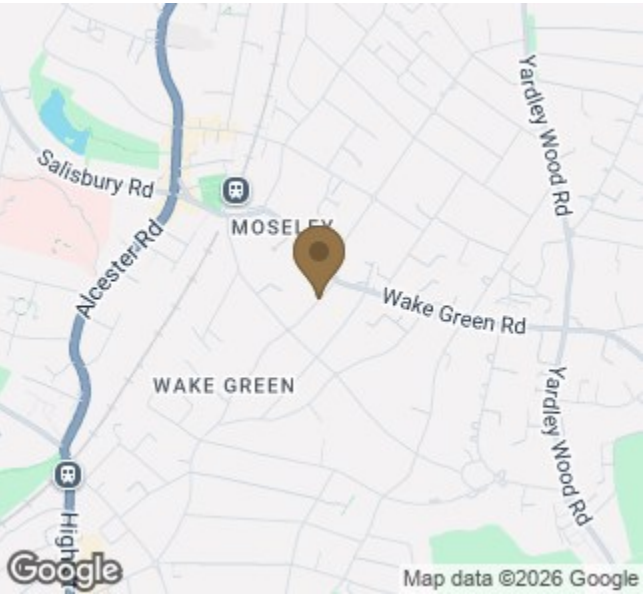
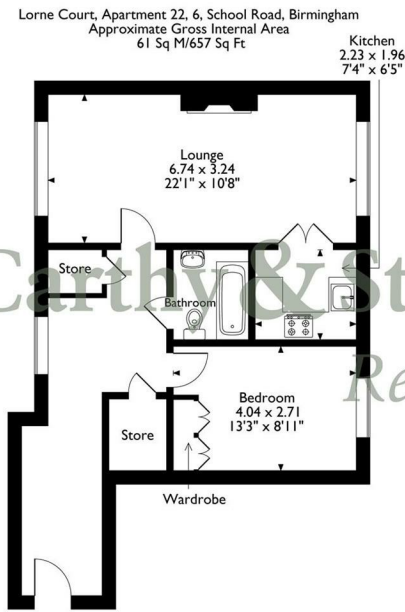




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22 Lorne Court

School Road, Birmingham, B13 9ET

1 Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 22 Lorne Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £69,950
Leasehold

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- Well Presented Retirement Apartment
- Exclusively for over 60's
- Situated on the first floor of the development
- Having Lifts to all Floors
- One Double Bedroom, Garden Facing
- Homeowners Lounge
- Pet Friendly
- House Manager
- Landscaped Communal Gardens
- Guest Suite for Family & Friends

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

22 Lorne Court, Birmingham

 1 |  1 | Asking price £69,950

Lorne Court

Lorne Court has been designed and constructed for modern living. The apartments boast Sky/Sky+ connection points in living rooms, fitted wardrobes in main bedroom. The dedicated House Manager is on site during working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

Local Area

Located in the heart of Moseley Village, a suburb of Birmingham south of the City Centre. Moseley is well known as a strong community of independent businesses, a range of gift shops, cafes, restaurants and bars. It's a short distance from the City Centre which is the host for many Arts venues such as Symphony Hall, Town Hall, National Indoor Arena, Hippodrome Theatre and Repertory Theatre.

Apartment Overview

A bright and spacious one-bedroom apartment offering well-presented accommodation throughout. The welcoming entrance hall includes useful storage and access to the main living areas.

The light and airy living/dining room offers ample space for a dining table and features a pleasant outlook over the mature communal gardens. A part glazed door leads through to a separate, well-equipped kitchen with a range of fitted units, integrated oven, induction hob, fridge and freezer.

The double bedroom benefits from a mirror fronted built-in wardrobe, while the tiled shower room includes a separate shower cubicle, along with useful additional storage.

Social Lifestyle

The Communal Lounge is at the heart of the community at Lorne Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

The annual service charge is £2,993.85 for the financial year ending 28/02/2027.

Lease Information

Ground rent: £763.21 per annum
Ground rent review: 1st Jan 2039
Lease: 125 Years from 1st Jan 2009

Parking

Parking is by allocation subject to availability. Please check with the House Manager on site for availability.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

