



**PAUL
CARR**
Estate Agents

Apt 17 St Georges Court, Clarence Road, Four Oaks,
Sutton Coldfield, B74 4LL

£125,000

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Life at St George's Court offers a wonderful balance of modern living and natural surroundings. With views over Hill Hook Nature Reserve to the rear and a cricket pitch to the side, the setting feels peaceful and green while remaining well connected.

The apartment is designed with both comfort and functionality in mind. A spacious living and dining area provides an ideal space for relaxing or entertaining, flowing seamlessly into a contemporary kitchen fitted with sleek, modern finishes and enjoys open views.

There are two well-proportioned double bedrooms, both with lovely views. A wet room and a large storage cupboard completes the accommodation.

Within the main building of St Georges Court there is a very comfortable communal lounge, on-site restaurant, guest suite, landscaped gardens and ample additional car parking. The services on offer are much greater than in standard retirement living and offers people of retirement age and above, the opportunity of retaining their independence and improving their quality of life whilst remaining in their own homes for as long as possible, alongside the added security of onsite care staff and emergency pull cords. There is a team of staff working on a shift basis, managed 24 hours a day. The monthly service charge covers the costs of external maintenance, buildings insurance, upkeep of the grounds and one and half hours of domestic assistance per week per individual property.



Property Specification



First floor apartment
Open views to enjoy
Long Lease
2 double bedrooms
Wet room

Hall

Living/Dining Room
3.99m (13'1") x 3.84m (12'7") max

Kitchen
3.99m (13'1") x 1.73m (5'8")

Bedroom 1
3.25m (10'8") x 2.59m (8'6")

Bedroom 2
3.99m (13'1") x 2.00m (6'7")

Bathroom

Storage

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:

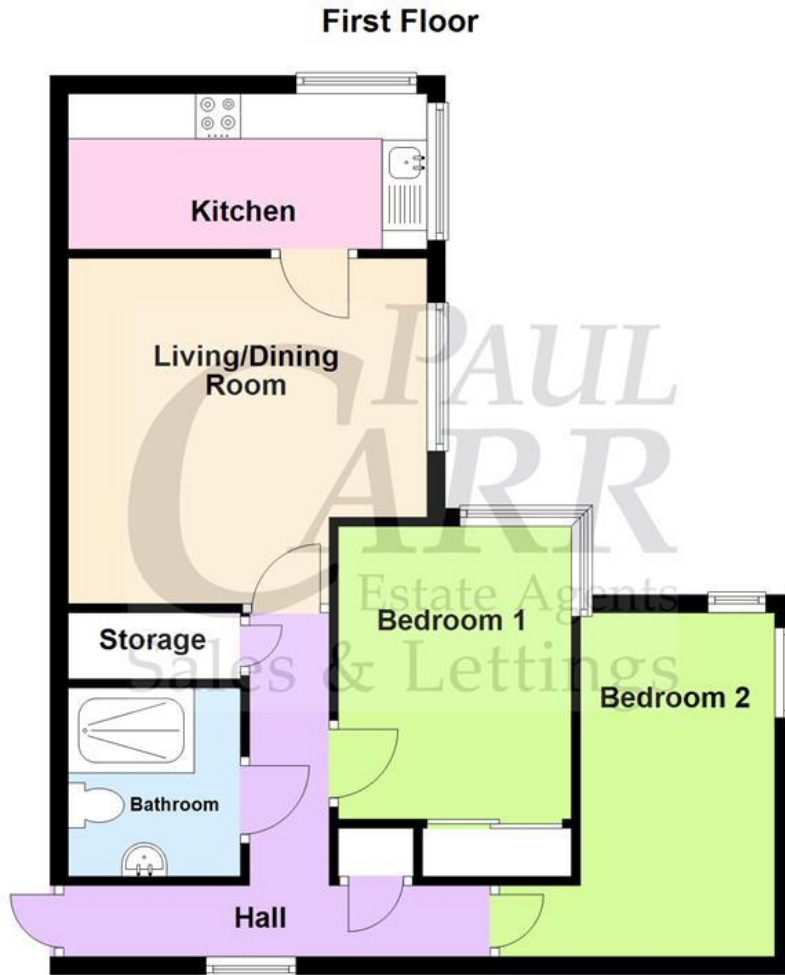
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Viewer's Note:

Services connected: gas, water, electric and drainage
Council tax band:
Tenure: Leasehold years remaining, lease from
Ground Rent: £0
Service Charge: £8547
Restrictions: Age Over 55

Floor Plan

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



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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

