

Flat 57 Fernleigh Court , Kelvedon

Solihull, B91 2UA





TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT

- FIRST FLOOR RETIREMENT APARTMENT
- LOVELY ASPECT FROM APARTMENT
- WALKING DISTANCE TO SOLIHULL TOWN CENTRE
- ON-SITE MANAGER
- EMERGENCY PULL CORDS
- PARKING AREA
- COMMUNAL GARDENS
- NO CHAIN

A two bedroom first floor apartment built for the over 55's with its own on site scheme manager. The property benefits from lift access, great view over communal gardens. The accommodation briefly comprises: communal entrance hallway, lift and stairs access, entrance hallway with cloak storage cupboard, lounge, kitchen, double bedroom, single bedroom and shower room. No upward chain.

EPC: C Council Tax Band: C



COMMUNAL ENTRANCE HALLWAY

Lift and stair access

ENTRANCE HALLWAY**CLOAKS /STORAGE CUPBOARD****LOUNGE**

With views to the front communal gardens.

KITCHEN

Space for fridge/freezer, work tops and wall units.

BEDROOM ONE

Double bedroom with fitted wardrobe.

BEDROOM TWO

Single room with window to the front.

SHOWER ROOM/WC

Walk-in shower.

COMMUNAL LOUNGE AND KITCHEN**COMMUNAL LAUNDRY FACILITIES****PARKING AREA**

Length of Lease: 116 years
(at 2026)

Service Charge: £3,279.24 pa

LOCATION:

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.







Asking Price Of £105,000

TENURE:

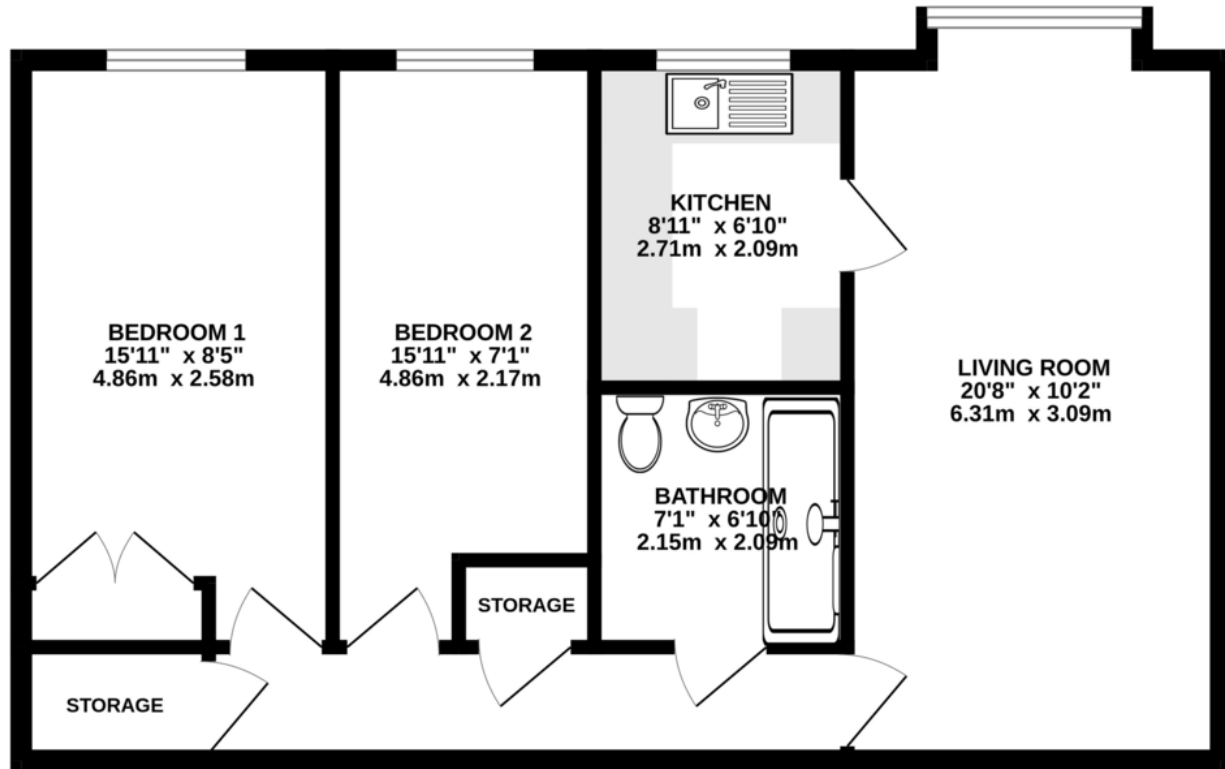
We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP

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FIRST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Floorplan – For identification purposes only



Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.



The graph shows this property's current and potential energy rating.