



St Nicolas Lodge, Apartment 19, 58 High Meadow Road, Kings Norton, Birmingham

£306,950

Retirement Apartment (60+) – St Nicolas Lodge, Kings Norton. A well-presented, modern two-bedroom retirement apartment located within the desirable St Nicolas Lodge development. The property offers a bright living room, a contemporary fitted kitchen, a walk-in wardrobe, and a stylish shower room. Additional benefits include double glazing, energy-efficient heating, and enhanced safety features throughout. Residents have access to landscaped communal gardens, an owners' lounge, lift access to all floors, a guest suite, secure entry system, on-site parking, and EV charging facilities. The development also provides the support of an experienced Lodge Manager, ensuring a comfortable and low-maintenance lifestyle for independent retirement living. To arrange a viewing, please contact us.

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Council Tax Band: D

Property Type: Retirement

Inside, the apartment features a bright and airy living room, a modern and well-equipped kitchen, a spacious double bedroom with fitted wardrobes, and a contemporary shower room. Designed with safety, accessibility, and ease of living in mind, the home offers a thoughtful layout and a warm, inviting atmosphere.

Security & Safety

- Video entry system
- Intruder alarm
- Mains-connected smoke detector
- 24-hour digital support/call system
- Multi-point locking system on the front door

Kitchen

- Integrated electric waist-height oven
- Ceramic hob
- Integral upright fridge and frost-free freezer
- Stainless steel sink with chrome mixer tap
- Slip-resistant flooring and ceramic wall tiling
- Plumbing provisions for a dishwasher

Interior

- Double-glazed windows with safety locks
- Walk-in wardrobe plus fitted mirror wardrobes
- Illuminated light switches
- SkyQ enabled
- TV & telephone points in living room and bedroom
- Energy-efficient low-carbon heating system
- Glass-panelled connecting door between kitchen and living room
- Hallway storage cupboard

Shower Room

- Contemporary white sanitaryware with chrome fittings
- Easy-turn mixer taps
- Heated chrome towel rail
- Under-sink vanity storage
- Mirrored wall cabinet
- Low-level shower tray with thermostatic shower
- Slip-resistant flooring and ceramic wall tiling

External & Communal Facilities

- Free residents' parking
- Attractive landscaped grounds
- Lodge Manager overseeing day-to-day running
- Owners' lounge and coffee bar with communal Wi-Fi
- Lift access to all floors
- Guest suite for visitors with shower room
- Online grocery ordering service via Lodge Manager
- Refuse room
- Secure main-entrance entry system
- Cycle and buggy storage
- Fully maintained external areas
- Electric vehicle charging points

Room Measurements:

Kitchen 2.16m x 2.16m (7.1'0" x 7.1'0")

Living Room 3.54m x 5.64m (11.6'0" x 18.5'0")

Shower Room 1.74m x 1.86m (5.7'0" x 6.1'0")

Bedroom One 2.74m x 4.72m (9'0" x 15.5'0")

Bedroom Two 2.8m x 5.64m (9.2'0" x 18.5'0")





Contact us today!
 0121 744 4144 + Option 3
newhomes@smart-homes.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	