



Apt 45 Priory Court, B90 4XA

Sale Price of £90,000



**Love
Property Co.**

Apartment 45, Priory Court, 3 Shelly Crescent, Monkspath, Solihull, B90 4XA

Tenure – Leasehold – 122 years remaining
EPC Rating – C
Council Tax Band - C

Love Property Co are pleased to offer this two-bed apartment with no upward chain, this conveniently situated apartment exclusively for the over 55's is within walking distance to local amenities at Shelly Farm and a doctor's surgery. Solihull is a short drive away offering a wider range of shops.

Details - This purpose-built apartment development offers fantastic amenities to include a communal lounge, laundry and garden. Flat 45 is located on the first floor and is accessed via a lift and offers a Careline alarm system.

The apartment is entered via the front door into the hallway which has two useful storage cupboards. The bright and airy lounge/dining room has views over the front of the development and space for seating furniture and small table and chairs. An archway gives access into the cream-coloured kitchen with wall, base and drawer units, built in oven and useful breakfast bar area. The large principle double bedroom benefits from fitted wardrobes with the second single also having fitted wardrobes. To complete the accommodation is the recently modernised and refurbished shower room.

Outside - The property benefits from unallocated parking along with visitor spaces.



PROPERTY MEASUREMENTS

LOUNGE//DINER

15' 3" x 9' 9" (4.65m x 2.96m)

KITCHEN

6' 6" x 7' 2" (1.97m x 2.19m)

BEDROOM ONE

15' 3" x 8' 4" (4.65m x 2.55m)

BEDROOM TWO

9' 9" x 6' 8" (2.96m x 2.03m)

SHOWER ROOM

5' 0" x 7' 2" (1.52m x 2.19m)

TOTAL SQUARE FOOTAGE

499.5 sq. ft approx. (46.4 sq. Metres)

Tenure: Leasehold with 122 years remaining.

Ground Rent: TBC

Services Charge: £3,200 per annum

Services: All Mains 'services are connected to the property with the exception of gas. However, it is advised that you confirm this at point of offer.

Local Authority: Solihull Metropolitan Borough Council.

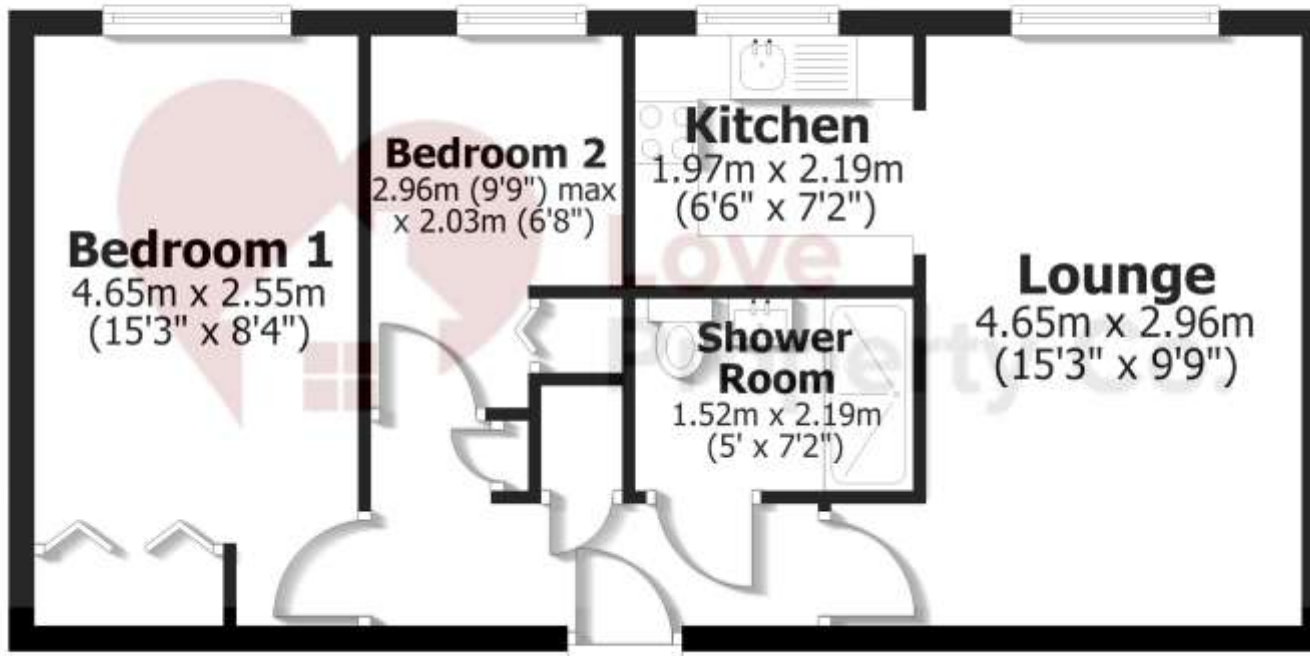
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Floor Plan

Approx. 46.4 sq. metres (499.5 sq. feet)



Total area: approx. 46.4 sq. metres (499.5 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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