

Connells

Boldmere Place St. Michaels Road
Sutton Coldfield

Boldmere Place St. Michaels Road
Sutton Coldfield B73 5FU

for sale offers in the region of
£230,000







Property Description

An impressive one double bedroom second floor retirement apartment, located in the popular Boldmere Place development. An exclusive development for the over 60's with on site concierge, bistro, cinema, gym and guest bedroom suite. A luxury complex with video security entry system, impressive communal reception hall with lift access leading to the second floor landing, which in turn leads to the private accommodation. The apartment comprises a private hallway, open plan lounge/kitchen/diner, being a dual aspect space, bedroom with built-in wardrobes, guest WC and an impressive bathroom with free standing bath and walk in shower. The accommodation benefits from underfloor heating and double glazing. There is underground parking with an allocated parking space and the property is OFFERED WITH NO UPWARD CHAIN.

Communal Hallway

The communal hallway is a secure entry communal hallway system that opens into an excellent communal resident's foyer which has lift facility leading to the second floor landing and access to the communal gardens.

Private Accommodation

Hallway

The private entrance hall has doors giving access into the lounge, the kitchen/diner, the double bedroom, bathroom, guest WC and having a built in storage cupboard and underfloor heating.

Guest WC

Having low level flush WC and wall mounted wash hand basin.

Lounge/Kitchen/Diner

23' 8" x 10' 5" (7.21m x 3.17m)

Lounge Area

Being a dual aspect room, having double glazed window to the front and to the side overlooking the roof top and tree line, TV aerial point with satellite connection, underfloor heating and open access into the kitchen area.

Kitchen Area

Comprising a modern fitted kitchen, having fitted base units with granite work surfaces over with matching upstand, fitted matching wall units, sink and drainer unit with mixer tap over, cupboards under, integrated induction hob, integrated electric oven with cooker hood and extractor fan facility, integrated washer/drier, integrated fridge and integrated freezer, glass splash back, built in microwave, tiled flooring with underfloor heating.

Bedroom

14' 9" x 10' 1" (4.50m x 3.07m)

Having double glazed window to the front, underfloor heating, built in double wardrobe with mirrored front.

Bathroom

Being an impressive bathroom, having free standing oval shaped bath with central mixer tap, walk in wet room style shower with rainfall and hand held shower facility, wall mounted wash hand basin, two built in drawers under, extractor fan, spotlights to ceiling, wall tiling and floor tiling and underfloor heating.

Undercroft Parking

The property benefits from having its own allocated parking space which is undercroft, access to St. Michael's Road. Within the car park area there are electric car charger points. Please check with your legal representative to see if you have access to use of these car chargers.

Communal Areas

Having courtyard communal areas providing outdoor seating and having access to the on site concierge, guest bedroom suite, bistro, laundry, resident's cinema room and resident's lounge.

Agent's Note:

This property is leasehold. Please contact estate agency for further details.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead







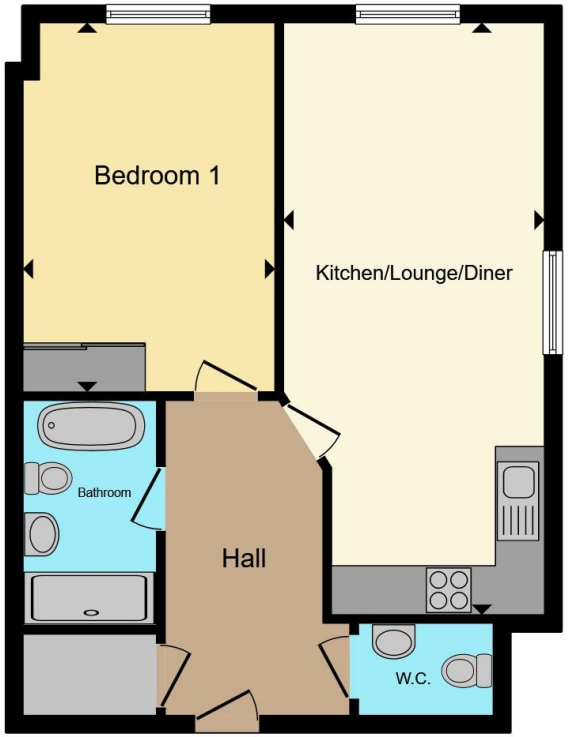












Total floor area 53.1 m² (572 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
Sutton Coldfield B72 1XA

EPC Rating: B

Council Tax Band: C

Service Charge: 2400.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311756

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.