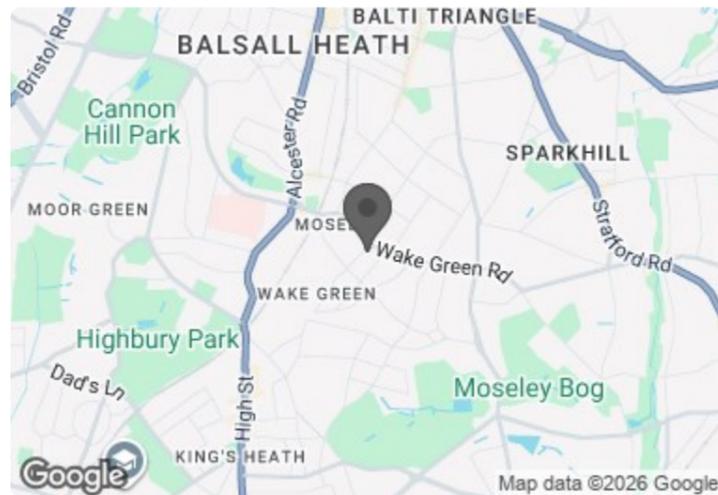


Total floor area 60.7 sq.m. (654 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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.focalagent.com

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		72
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 1 Lorne Court

School Road, Birmingham, B13 9ET

PRICE REDUCED



PRICE REDUCTION

**Offers over £140,000 Leasehold**

\*GARDEN FACING - GROUND FLOOR - RETIREMENT APARTMENT\*

Viewing is highly recommended on this spacious, one bed ground floor retirement apartment ~ Part of our retirement living range of properties for over 60's

Situated on the ground floor close to the front entrance, within close proximity to the communal areas and house manager's office.

The accommodation briefly comprises of one double bedroom, fitted kitchen offering a variety of wall and base units and integrated appliances. The open plan living/dining room offer generous proportions with the space having been maximised by the current owners for every day use, with a sofa bed providing additional sleeping space when needed.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Lorne Court, School Road, Moseley,

## 1 Bed | £140,000

PRICE  
REDUCED

### Lorne Court

Lorne Court has been designed and constructed for modern living. The apartments boast Sky/Sky+ connection points in living rooms, fitted wardrobes in main bedroom. The dedicated House Manager is on site during working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £20 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### Local Area

Located in the heart of Moseley Village, a suburb of Birmingham south of the City Centre. Moseley is well known as a strong community of independent businesses, a range of gift shops, cafes and restaurants.

### The Apartment

A rare opportunity to purchase an exceptionally spacious ground floor, garden facing apartment in the prestigious Lorne Court development.

The current sellers advised that they were attracted to the apartment due to the open plan nature and that living space was optimised.

The apartment's living space is above average and one of the largest on the development allowing for greater versatility of space as the Living Room can also be used as a spare sleeping area via use of a sofa bed.

The apartment is immaculately presented and **MUST BE VIEWED TO APPRECIATE THE ACCOMODATION ON OFFER.**

### Entrance hall

Front door with spy hole leads to the entrance hall where the door entry and 24-hour Tunstall emergency response system is situated. From the hallway there is a door off to a large storage cupboard which houses the Gledhill boiler. Further doors lead to the bedroom, bathroom, and living room.

### Open Plan Living Room/Dining Area

A bright and airy living room with glazed door out to a patio area overlooking the large mature gardens with access to the car park. There is ample space for a dining table and chairs. TV point, telephone point, and power points. Two ceiling lights. Partially glazed wooden double doors lead into a separate kitchen.

### Kitchen

The kitchen is fitted with a wide range of base and wall units, integrated waist high oven. Integrated fridge and freezer. Four ringed induction hob with extractor hood. A stainless steel sink unit sits beneath a double glazed window with pleasant garden outlook. A good range of power sockets.

### Bedroom

Double bedroom with built in mirrored wardrobes and double glazed window with garden views. Central ceiling light. TV and telephone point.

### Bathroom

Fully tiled bathroom having a bath suite comprising of a paneled bath with shower over, low level WC, wash hand basin with vanity unit below and fitted mirror above. Large heated towel rail.

### Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge is £2,993.85 for the financial year ending 28/02/2027.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

### Lease Information

Ground rent: £763.21 per annum  
Ground rent review: 1st Jan 2039  
Lease: 125 Years from 1st Jan 2009

### Parking Permit Scheme (subject to availability)

Parking is by allocated space subject to availability. Please check with the House Manager on site for availability.

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

