



New Road, Studley, B80 7SS

Guide price £88,000

Spacious one bedroom second floor apartment in the heart of Studley village for residents aged 60+ (or 55+ for couples) Located in the sought-after Pardoe Court development, this well-maintained one-bedroom apartment is situated on the second (top) floor, offering a peaceful and private living environment within a friendly and supportive community. Specifically designed for independent living, this bright and welcoming property is ideal for those seeking a comfortable, low-maintenance home in a prime village location.

Upon entering, you're greeted by a hallway with a secure intercom and emergency call system, ceiling lighting, and telephone and power points. A generously sized storage cupboard provides a practical solution for keeping everyday items neatly organised. The spacious living room is filled with natural light, thanks to large windows that overlook the beautifully kept communal gardens. A feature fireplace with an electric fire adds charm and warmth to the space, making it ideal for relaxing or entertaining. The carpets have been refitted throughout.

The adjoining kitchen is well-appointed with tiled walls, a range of fitted wall and base units, a stainless steel sink, a built-in oven with a four-ring hob and extractor hood, and an integrated fridge/freezer—everything you need for convenient everyday cooking. The double bedroom is equally spacious, offering ample room for furniture and benefiting from built-in wardrobes for generous storage. The bathroom is fully tiled and features a walk-in shower, vanity unit, low-level flush WC, and an extractor fan for added ventilation.



Situated in the heart of Studley village, the apartment is ideally placed close to a wide selection of local amenities, including shops, cafés, restaurants, pubs, and salons. Public transport links are excellent, with a nearby bus stop offering easy connections to Redditch and Alcester.

Pardoe Court was constructed by McCarthy & Stone and consists of 43 apartments across three floors, all accessible via a lift. Residents enjoy the reassurance of a Development Manager on-site, along with a 24-hour emergency Appello call system and emergency pull cords in every room.

Please note: Residents must be aged 60 or over, or in the case of a couple, one must be 60+ and the other at least 55.

**Hall**

**Living Room** 19'8" x 14'7" (6.00m x 4.45m)

**Kitchen** 8'11" x 5'8" (2.72m x 1.75m)

**Bedroom** 12'8" x 8'11" (3.87m x 2.72m)

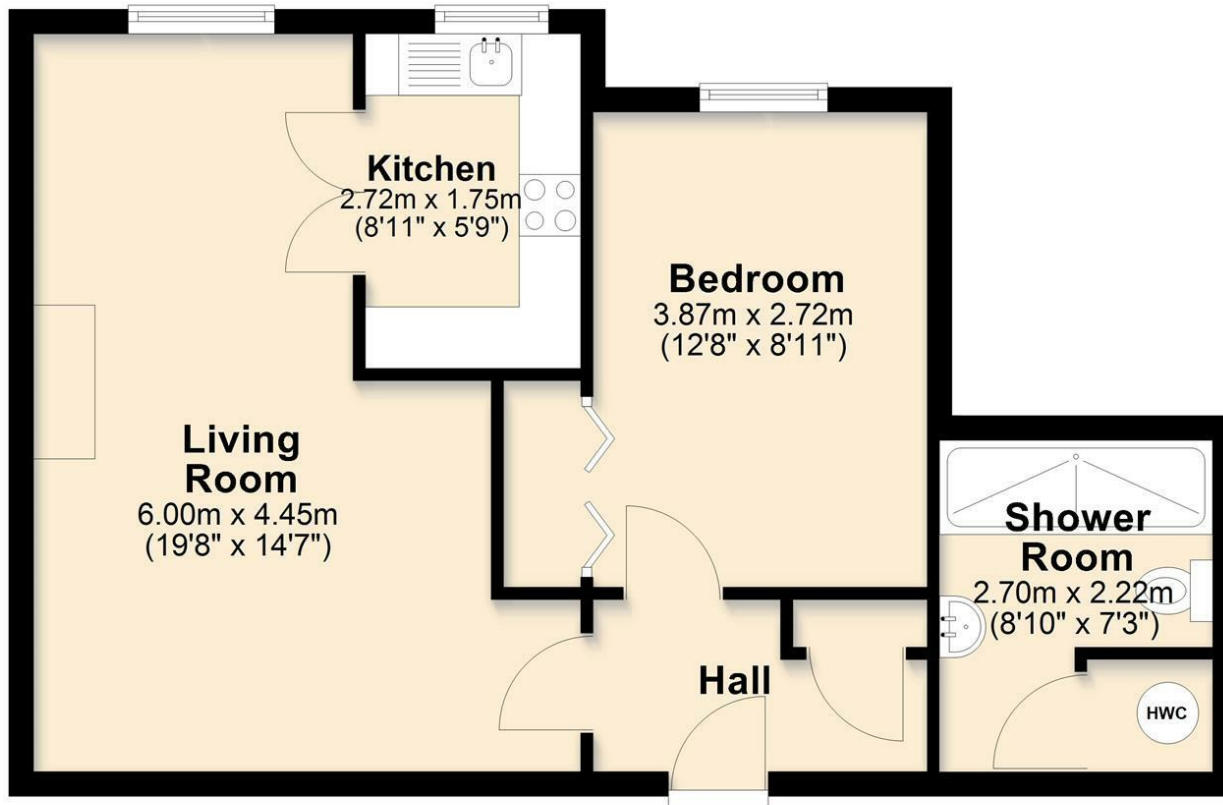
**Shower Room** 8'10" x 7'3" (2.70m x 2.22m)



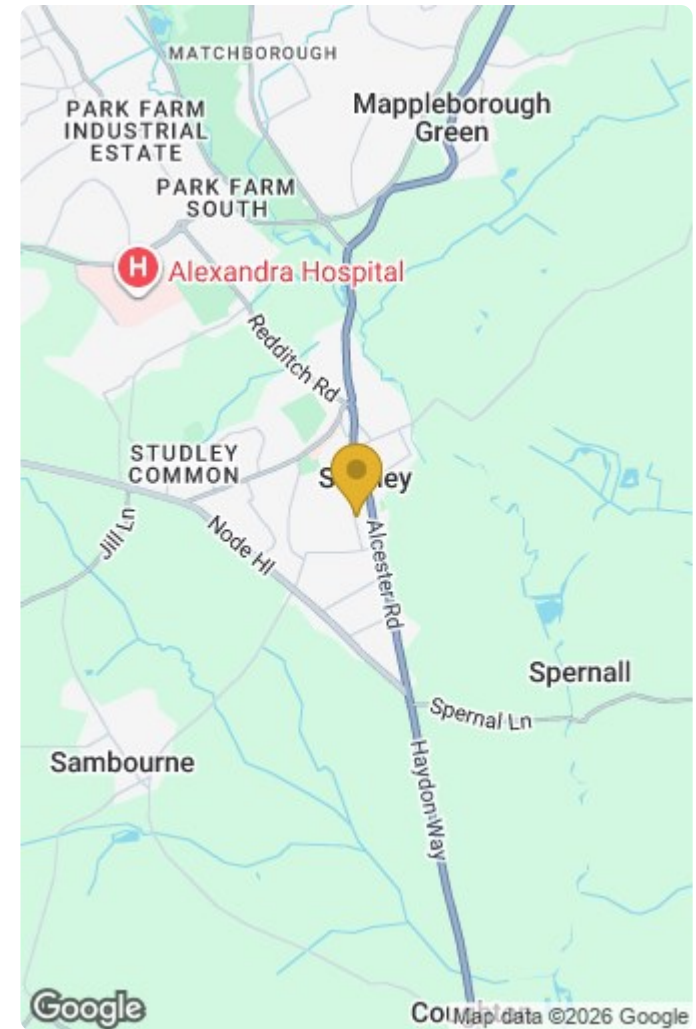


## Ground Floor

Approx. 48.1 sq. metres (517.9 sq. feet)



Total area: approx. 48.1 sq. metres (517.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	