



## Apt 24, Kingsford Court, Ulleries Road

Guide Price £120,000





## Apartment 24

Kingsford Court, Solihull

### PROPERTY OVERVIEW

A fantastic opportunity to purchase this spacious first floor retirement apartment for the over 60's. This apartment is offered to the market with NO UPWARD CHAIN and benefits from gas central heating, double glazing, 24 hour management care system, one and half hours of housekeeping each week and onsite restaurant. The property has been fitted with extra wide doors should wheelchair access be needed. The accommodation briefly comprises of: communal entrance hall, reception hall, lounge, fitted kitchen, two double bedrooms, wet room, secure gated entrance for access for both pedestrians and motors and garden.

### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Leasehold





#### **ENTRANCE HALL**

#### **LOUNGE**

14' 3" x 11' 8" (4.35m x 3.55m)

#### **KITCHEN**

10' 8" x 8' 0" (3.25m x 2.45m)

#### **BATHROOM**

8' 0" x 8' 0" (2.45m x 2.45m)

#### **BEDROOM ONE**

16' 10" x 10' 10" (5.13m x 3.3m)

#### **BEDROOM TWO**

13' 4" x 9' 6" (4.07m x 2.9m)

#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL GARDEN**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge freezer, washing machine, all carpets and fitted wardrobes in one bedroom

#### **ADDITIONAL INFORMATION**

Services: water meter, mains gas, electricity and mains sewers. Broadband: Sky. £500 per cal/mth management charge (this includes the ground rent)

#### **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.





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## OUTSIDE THE PROPERTY

## COMMUNAL GARDEN

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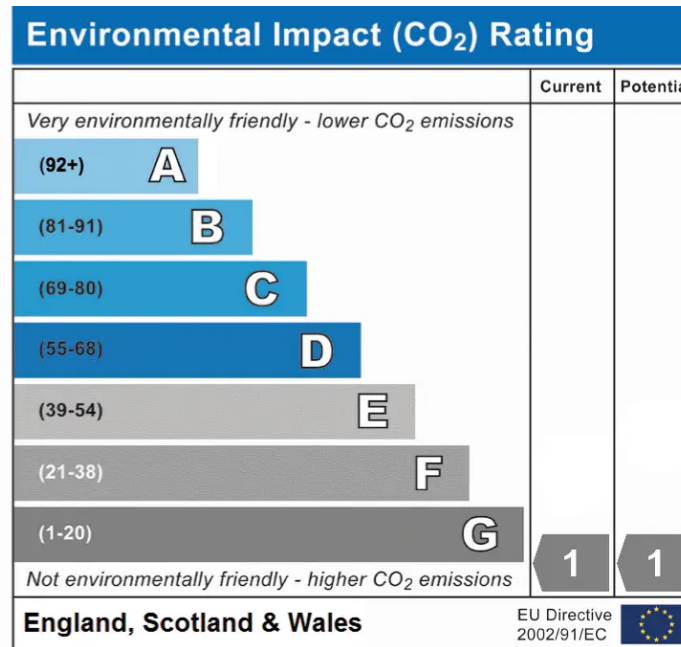
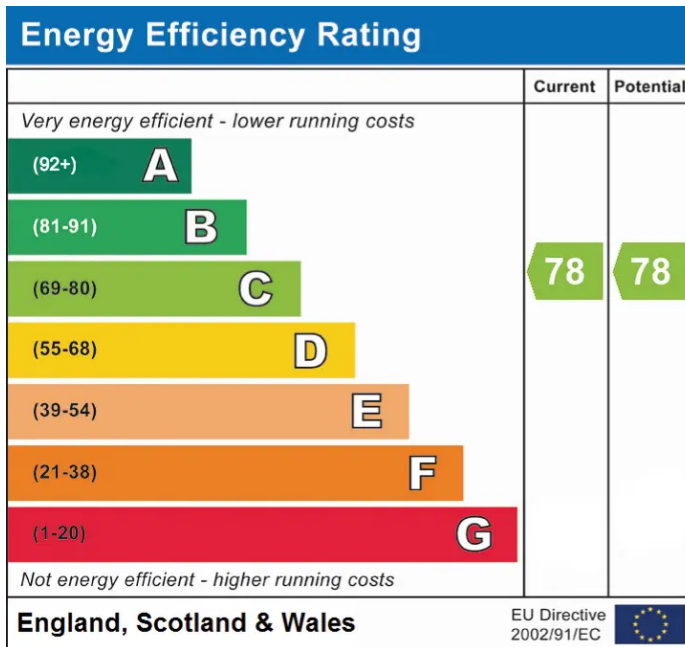
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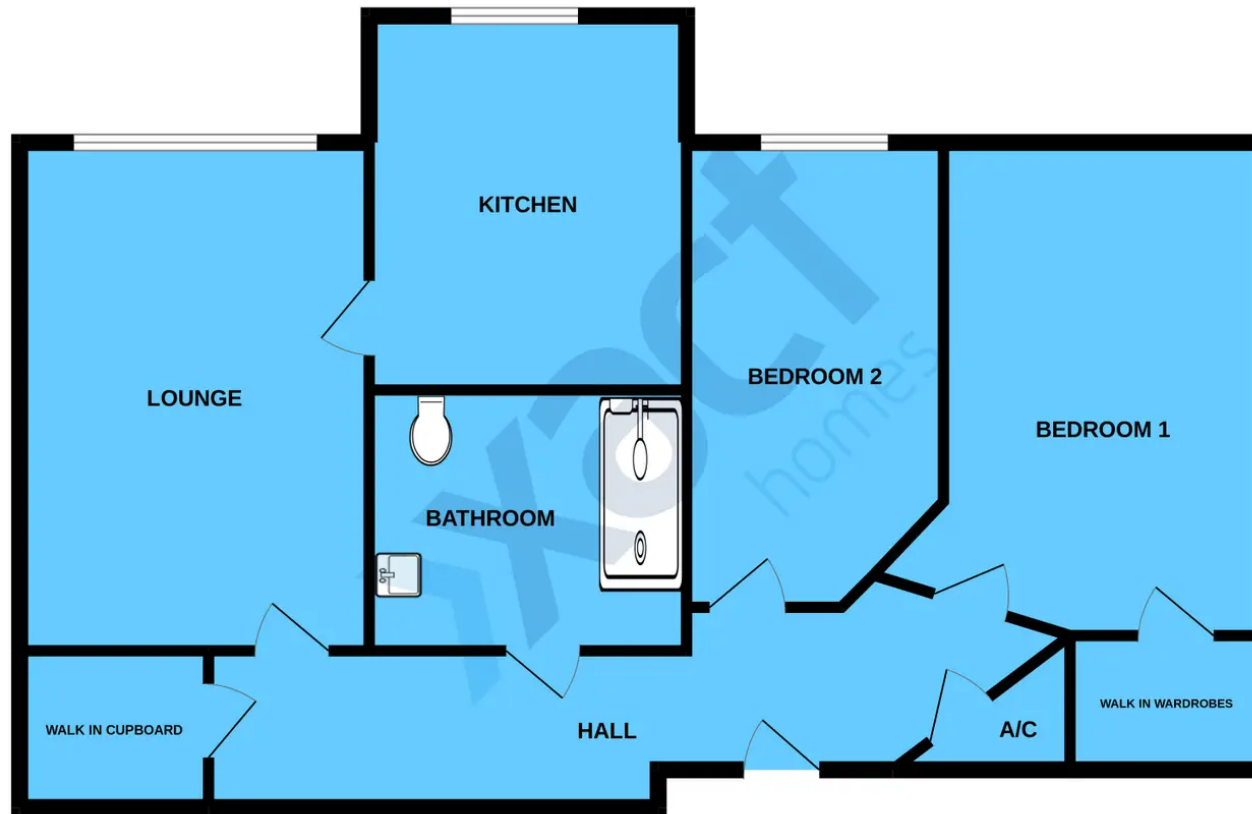








## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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SALES & LETTINGS

