



Apt 16, Kingsford Court, 125 Ulleries Road

Guide Price **£69,950**





Apartment 16

Kingsford Court, Solihull

PROPERTY OVERVIEW

Situated in a most very convenient location, an ideal opportunity to purchase this spacious one bedroom ground floor retirement apartment which must be viewed internally to be appreciated. This retirement complex has a onsite manager 24/7, restaurant facilities for a three course meal and one and a half hours service time per each apartment. The accommodation is well located for local shops and public transport and briefly comprises of: an entrance hall with large storage room with fitted shelves, attractive lounge with an electric fire and marvelous effects surround, fitted kitchen, large principal bedroom, walk in wet room, communal gardens and parking area.

Lifestyle

Kingsford Court has attractive communal areas, with a busy social programme including: coffee mornings, bingo, quiz nights, cards, scrabble, guest speakers and singing groups. New owners are accepted 60 years of age and over.





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: C

Tenure: Leasehold

- One Bedroom Retirement Apartment
- NO UPWARD CHAIN
- 24/7 On Site Duty Manager
- One And A Half Hours Service Time Per Week
- Restaurant Facilities
- Lounge
- Fitted Kitchen
- Wet Room
- Communal Gardens



**ENTRANCE HALL**

16' 8" x 5' 3" (5.07m x 1.59m)

LOUNGE

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

KITCHEN

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

PRINCIPAL BEDROOM

12' 4" x 10' 11" (3.77m x 3.33m)

WET ROOM

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

OUTSIDE THE PROPERTY**COMMUNAL GARDENS****ITEMS INCLUDED IN SALE**

Beko integrated oven, Zanussi integrated hob, Zanussi extractor, Hisense fridge freezer, Zanussi washer dryer, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one and all light fittings.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - BT. Service charge - £6270 (per annum)
The combi boiler was new from November 2021.

MONEY LAUNDERING REGULATIONS

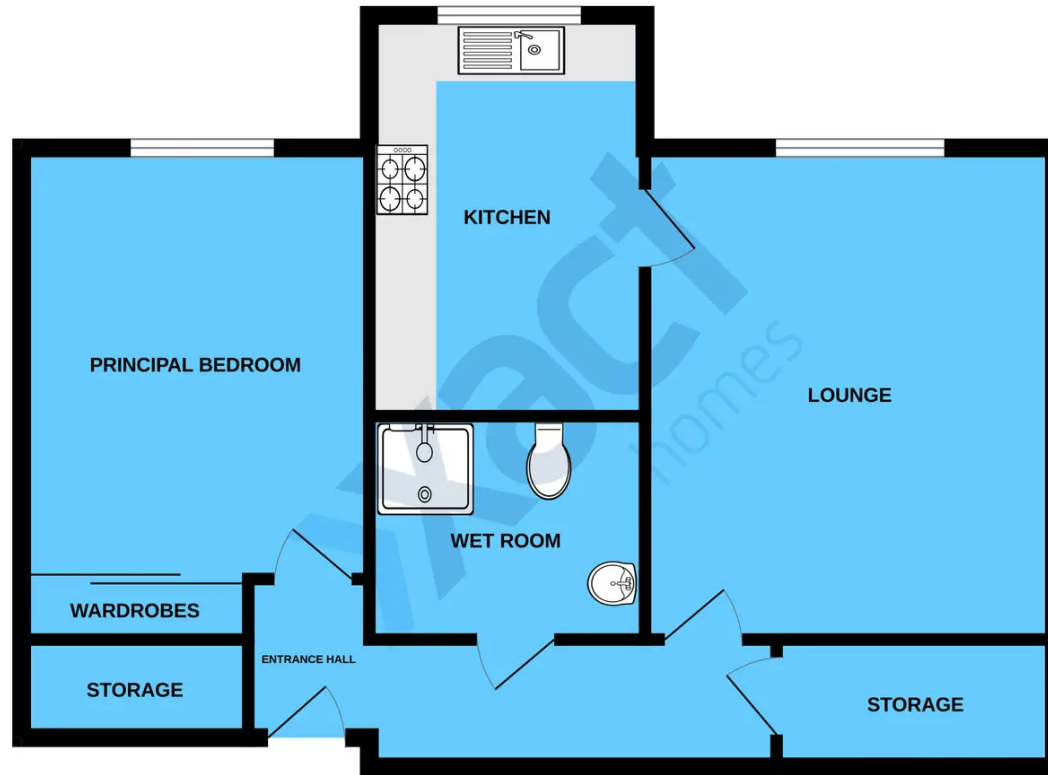
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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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Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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