



Deerhurst Court, Solihull

Guide Price £184,995



PROPERTY OVERVIEW

A fantastic opportunity to purchase this two bedroom ground floor retirement apartment situated in the popular development of Deerhurst Court. This apartment is within easy walking distance of Solihull Town Center, benefits from gas central heating, double glazing and has the added attraction of no upward chain. The accommodation briefly comprises of: entrance hall, living room, kitchen, two double bedrooms, re fitted spacious wet room, communal lounge, gardens and parking.

Please note the lease provides that a transfer premium is payable to Retirement Security LTD on resale of a property. The maximum premium payable is 3% of the sale price depending on the length of time an Owner has lived at the property.





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: E

Tenure: Leasehold

- Independent Retirement Living Ground Floor Apartment
- On Site Restaurant
- Weekly Cleaning Service Included
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Emergency Pull Cord In Each Room



ENTRANCE HALL

15' 6" x 4' 8" (4.73m x 1.42m)

LIVING ROOM

14' 9" x 13' 10" (4.50m x 4.22m)

KITCHEN

11' 9" x 7' 10" (3.58m x 2.39m)

BEDROOM ONE

10' 11" x 9' 9" (3.33m x 2.97m)

BEDROOM TWO

11' 5" x 9' 10" (3.48m x 3.00m)

WET ROOM

10' 6" x 6' 2" (3.21m x 1.89m)

CUPBOARD

6' 2" x 5' 10" (1.87m x 1.77m)

TOTAL SQUARE FOOTAGE

67.2 sq.m. = 724 sq.ft. approx.

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

COMMUNAL LOUNGE

COMMUNAL PARKING





ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, fridge freezer, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one and all light fittings.

ADDITIONAL INFORMATION

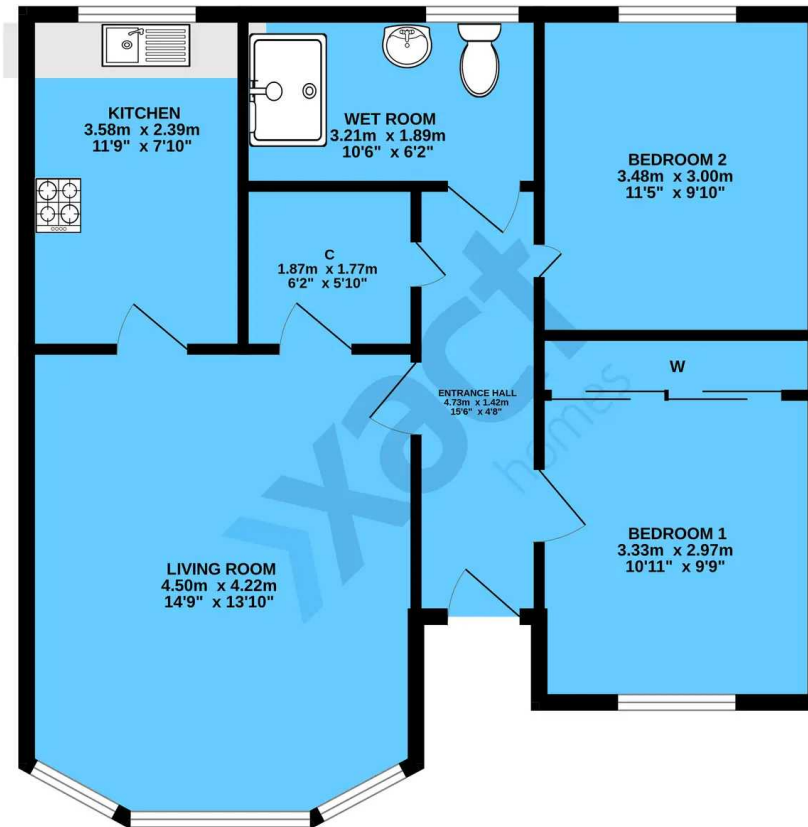
Services - mains gas, electricity and mains sewers.
Service charge - £8,344.80 (pa)

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.



GROUND FLOOR
67.2 sq.m. (724 sq.ft.) approx.



TOTAL FLOOR AREA : 67.2 sq.m. (724 sq.ft.) approx.

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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