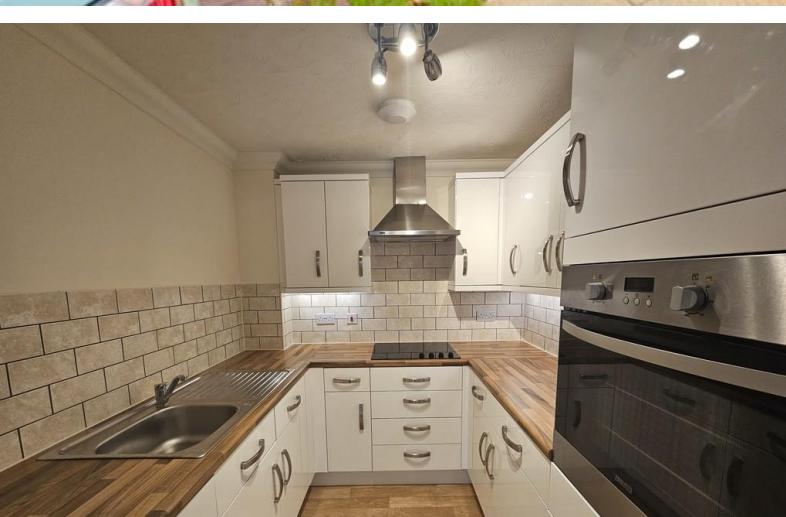


FOR SALE



Apartment, Steeple Lodge, Church Road

1 Bedroom, 1 Bathroom, Retirement Apartment

£99,950

MARTIN & CO



- Retirement Apartment
- One Bedroom
- Lounge and Fitted Kitchen
- Shower Room
- Double Glazed
- Communal Facilities
- Leasehold

Martin & Co are delighted to bring to the market this well presented second floor, one bedroom retirement apartment in the ever popular development of Steeple Lodge in Boldmere. Ideally located for amenities including the shops, bars and restaurants of Boldmere as well as Sutton Park which is a short distance away. The apartment is well positioned for local bus routes as well as for Wylde Green Railway Station.

Further benefits include lift to all floors, beautiful communal gardens, on site laundry, well-being suite, visitor suite, communal lounge and communal kitchen area. A manager is onsite during the daytime and a twenty four hour alert system is in place.

In brief accommodation comprises entrance hall, lounge, modern kitchen, double bedroom and a shower room. The property is leasehold and age restrictions apply. No upward chain. Council Tax Band - C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY With built-in cupboard and doors off to:;

SHOWER ROOM Having suite comprising shower cubicle, low flush w.c, wash hand basin and part tiled walls.

BEDROOM 17' 4" max x 9' 2" max (5.28m x 2.79m) (Irregularly Shaped) Having a built-in wardrobe with sliding doors, double glazed skylight to the rear and double glazed window to the rear.

LOUNGE 18' 5" max x 9' max (5.61m x 2.74m) With



double glazed window to the rear and door to:

FITTED KITCHEN 7' 9" x 7' 2" (2.36m x 2.18m) With a range of modern and stylish eye and base level units with worksurface over incorporating single drainer sink unit and tiled splashbacks.

COUNCIL TAX BAND - C

FIXTURES AND FITTINGS as per sales brochure.

TE NURE

Martin and Co has been informed that the property is leasehold with approximately 115 years remaining. The service charge in 2024 is set to be approximately £2,685.66 per annum and is reviewed annually. The ground rent in 2024 is set to be approximately £637.87 per annum and is subject to review every seven years, next review is in 2027. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.



Ground Floor



This plan is for illustrative purposes only and may not be to scale.
Plan produced using PlanUp.

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MARTIN & CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.