



APT 1 THE MANOR, ST. BERNARDS ROAD, SOLIHULL, B92 7DJ

ASKING PRICE OF £349,950

EPC: C Council Tax Band: E



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Luxury Modern Apartment
- Ground Floor
- Two Double Bedrooms (Master En Suite)
- Spacious Lounge & Breakfast Kitchen
- Garage & Off Road Parking
- Secure Gated Development
- Sought After Location
- Beautiful Communal Gardens



A beautifully presented two double bedroom ground floor luxury apartment situated in a sought after location within this secure gated development. The property offers both gas central heating and double glazing. The excellent living accommodation briefly comprises; communal entrance hall with video security intercom system, reception hall with good storage, spacious lounge, fitted breakfast kitchen, master bedroom with en-suite shower room/wc, second double bedroom, family bathroom/wc, secure gated grounds, allocated parking space with visitor parking, garage and beautiful communal gardens. No Upward Chain.



COMMUNAL ENTRANCE HALL with video security intercom system

RECEPTION HALL with good storage

SPACIOUS LOUNGE 16' 0" x 14' 4" (4.9m x 4.39m)

FITTED BREAKFAST KITCHEN 10' 9" x 11' 11" (3.29m x 3.65m)

MASTER BEDROOM 19' 11" x 9' 7" (6.08m x 2.93m) with en-suite shower room/wc

BEDROOM TWO 14' 4" x 9' 1" (4.39m x 2.77m)

FAMILY BATHROOM/WC

SECURE GATED GROUNDS

ALLOCATED PARKING SPACE with visitor parking

GARAGE

BEAUTIFUL COMMUNAL GARDENS



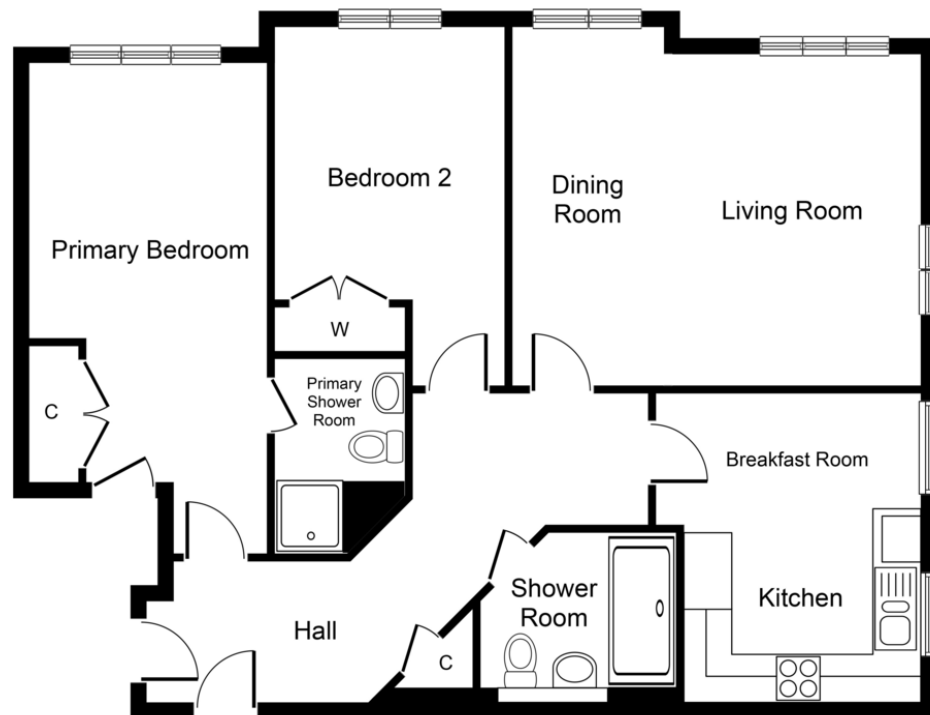
Length of Lease: 105 years (from 2024)

Service Charge: £2,050 pa.

Ground Rent: £125 pa.

Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





Approx. Gross Internal Floor 940 sq. ft. (87.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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