



McCarthy & Stone
RESALES



29 Awdry Court St. Nicolas Gardens, Birmingham, B38 8BH
Asking price £180,000 LEASEHOLD

For further details
please call 0345 556 4104

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****A STUNNING TWO BEDROOM TOP FLOOR RETIREMENT APARTMENT****

The Apartment

McCarthy & Stone Resales are delighted to offer this highly desirable and spacious two bedroom apartment in the Awdry Court development. The apartment is very well presented and comes with exceptional storage facility. **MUST BE VIEWED TO APPRECIATE.**

Entrance Hall

Front door with letter box and spy hole opens into an expansive hallway. The security door entry system and 24-hour emergency response pull cord system is wall mounted in the hall along with Smoke detector. Doors lead to the living room, both bedrooms, cloakroom and to a storage cupboard which houses the hot water system.

Living room

Very good sized lounge with feature fireplace and inset electric fire. Double glazed bay window with pleasant outlook. Two ceiling light fittings. TV point and Telephone point. Slimline dimplex storage heater. Single oak door with glazed panels leads to the kitchen.

Kitchen

Fitted kitchen with a range of wall and base units coordinating work surfaces and tiled splash backs. Integrated fridge and freezer. Easy access Beko oven situated at waist height. Alcove above oven with space for a microwave. Induction hob and extractor hood above. Stainless steel sink with mixer tap and window over with view towards the church and beyond. Tiled flooring.

Bedroom one

Double bedroom with a range of fitted furniture including two wardrobes, one with fitted drawers. Two electrically operated velux windows, Telephone and TV aerial point. Door leading to store room/ walk-in wardrobe or third Bedroom.

Bedroom Two

Double bedroom with fitted wardrobe and fitted bedside drawers. Telephone point. TV aerial point. Double glazed window.

Storage Room/Bedroom 3

This very large room is located off of bedroom one which could be used as a guest room or walk in wardrobe/store room.

Shower room

Fully tiled room comprising triple width shower unit with easy access sliding doors, shower fitting and grab rails. WC. Vanity unit with inset wash hand basin and fitted mirror over. Heated towel rail.

Awdry Court

Awdry Court consists of 30 flats with communal facilities situated off St Nicholas Gardens in Kings Norton to the south of the city centre. The development has been designed to support modern living with all apartments featuring built in wardrobes, Sky+ connection point in living rooms (connection fees will apply). The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend

their stay by booking into the development Guest Suite (usually for a fee of £20 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease information

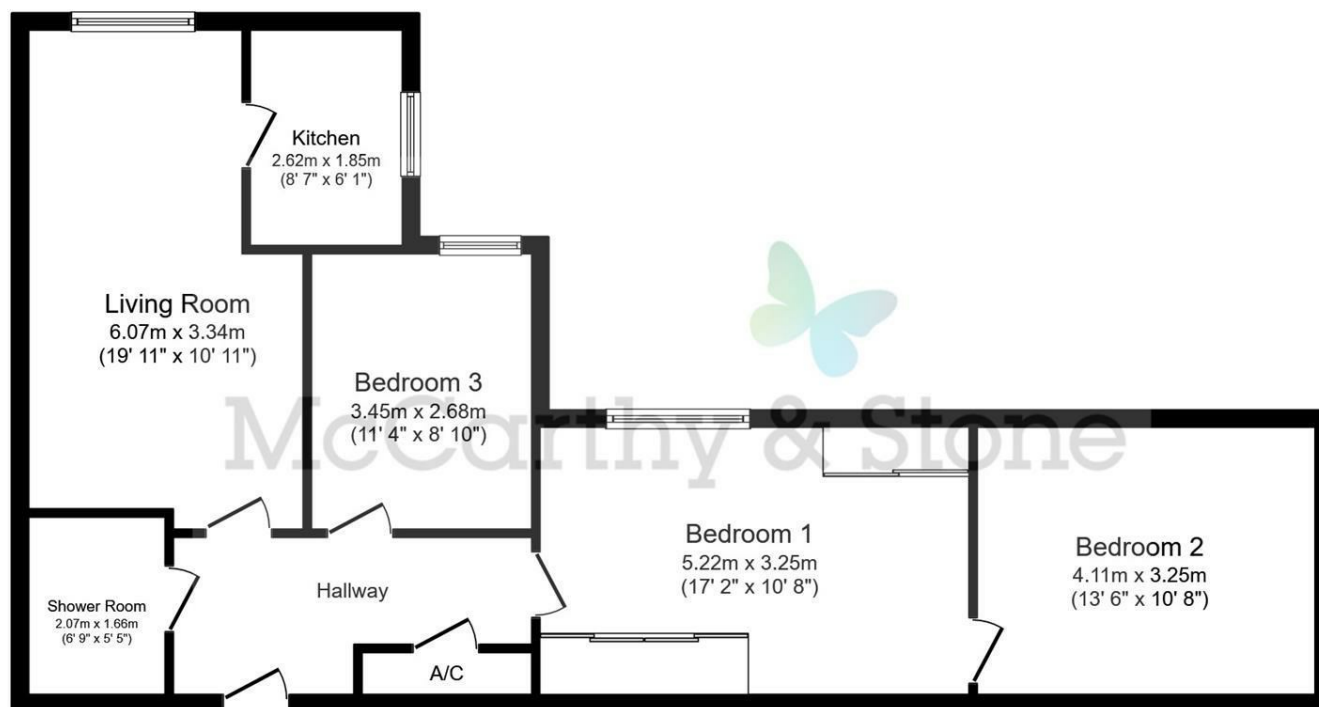
Lease Length: 125 Years from 2010

Ground rent: £495 per annum

Managed by: McCarthy and Stone Management Services







Ground Floor

Total floor area 76.0 sq. m. (818 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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Registered in England and Wales No. 10716544

