



16 Lorne Court 6 School Road

Moseley, Birmingham, B13 9ET

Offers Over £100,000



****FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT IN MOSELEY!!**** Lovely first floor one bedroom retirement apartment in the popular Lorne Court development on School Road in Moseley, offering excellent access into nearby Moseley Village with all of its associated amenities including coffee shops, cafes, bars, restaurants and shopping facilities as well as good transport links into the City Centre. Lorne Court is suitable for residents over 60 years of age and offers a modern and well-maintained retirement development with a full time house Manager, guest suite, intruder alarm and 24 hour Careline and also benefits from communal residents lounge and kitchen and communal laundry room, communal parking area and gardens. The Apartment accommodation briefly comprises of; communal entrance, stairs and lift access and the apartment offers entrance hallway, living room, kitchen, bedroom, bathroom. The property also benefits from award winning communal gardens and no upward chain. Energy Efficiency Rating B. To arrange your viewing please contact our Moseley office.



Approach

This retirement first floor property is approached via a secure communal front entry door opening into:

Communal Hallway

With house manager office and stairs and lift access to the first floor accommodation with front entry door opening into:

Hallway

With ceiling light point, wall mounted alarm system, wall mounted intercom system, door opening into useful storage cupboard providing useful storage and further doors opening into:

Living/Dining Room

17'5" x 13'2" (5.32 x 4.02)

With wall mounted electric heater, double glazed window overlooking the rear communal garden aspect, two ceiling light points and single glazed opaque wooden interior door opening into:

Kitchen

7'3" x 7'0" (2.22 x 2.14)

With a selection of matching cream wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, integrated AEG electric oven, four ring burner hob with extractor fan over, integrated fridge and freezer,

tiling to splash back areas, double glazed window to the rear communal garden aspect and ceiling strip light point.

Bedroom

9'6" x 12'10" (2.91 x 3.93)

With double glazed window to the rear aspect, ceiling light point, wall mounted electric heater and sliding mirrored doors giving access to a built-in wardrobe providing useful storage.

Bathroom

7'2" x 8'9" (2.20 x 2.68)

With three piece bathroom suite comprising low flush push button WC, bath with two taps over and main power shower over, wash hand basin in vanity unit with two taps over, ceiling light point, ceiling mounted extractor fan, alarm pulley cord, wall mounted mirror with light over, wall mounted heater and door opening into storage cupboard housing water tank and providing useful storage space, lino to flooring, tiled walls and ceiling light point.

Communal Laundry Room

Having washing machines and tumble dryers and an ironing area.

Communal Gardens

To the rear of the development.

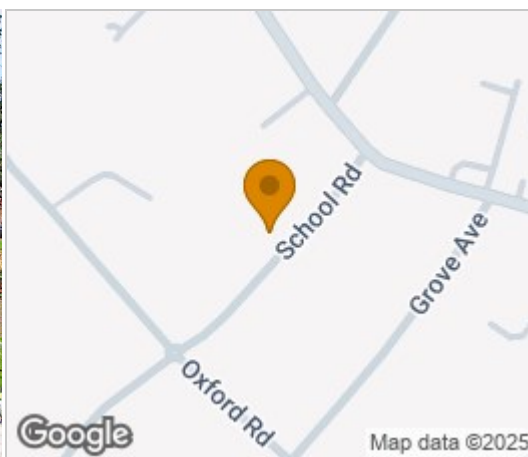
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 112 years, the ground rent is approximately £425.00 per annum and the service charges are approximately £2,176.08 per annum (subject to confirmation from your legal representative).

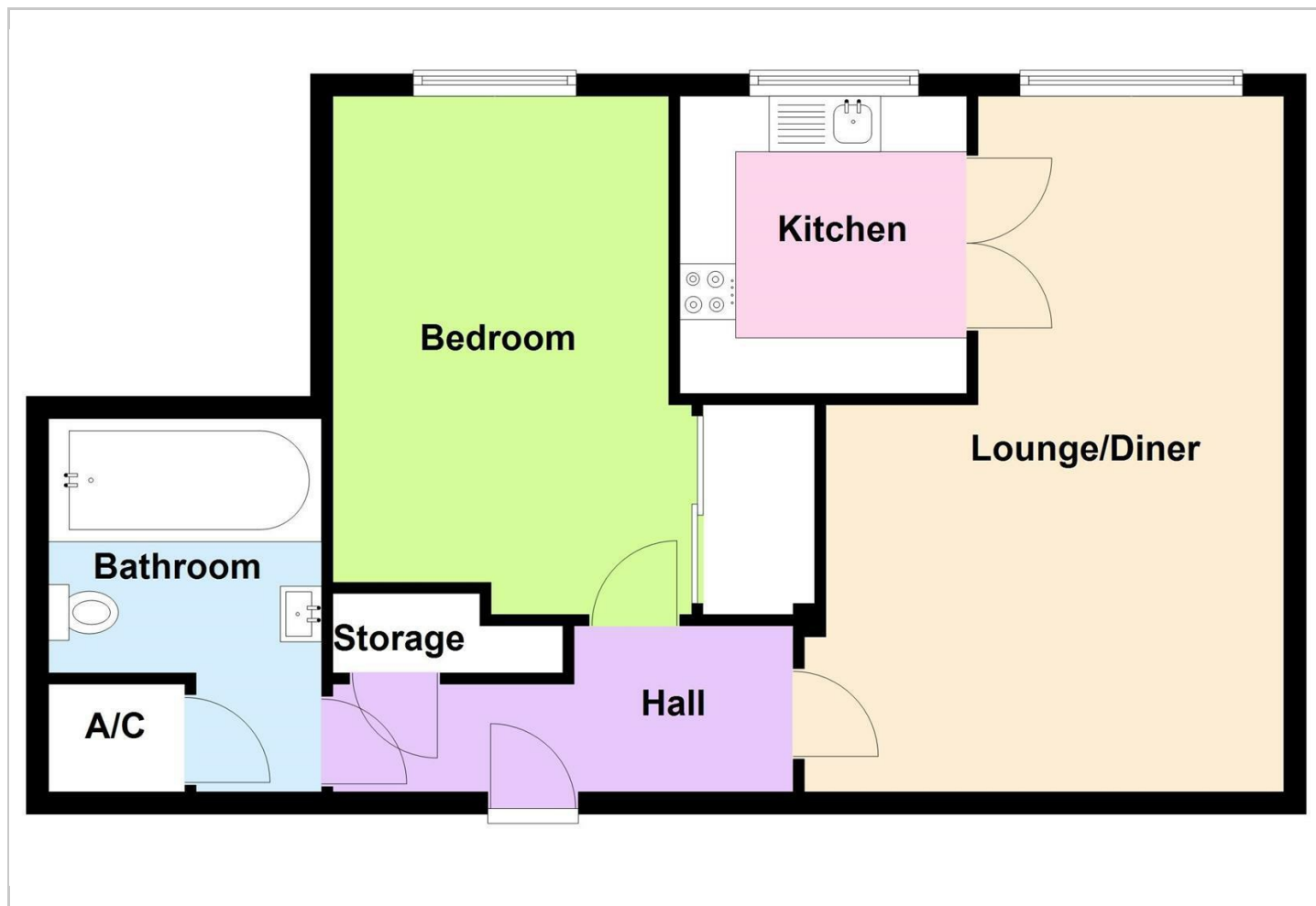
Council Tax Band

According to the Direct Gov website the Council Tax Band for Lorne Court, School Road, Moseley, Birmingham, B13 9ET is band C and the annual Council Tax amount is approximately £1,553.94 subject to confirmation from your legal representative.





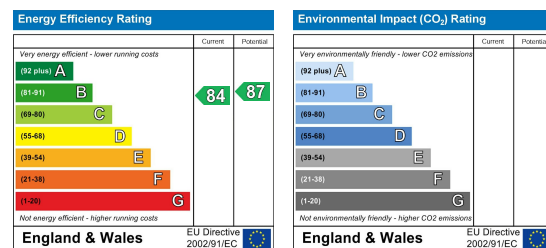
Floor Plan



Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.