

£1,200 PCM

1 Bedroom, Apartment - Retirement

40 Hadley Lodge, 25 Quinton Lane, Birmingham, B32 2AW

0800 077 8717 lettings@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Hadley Lodge is a delightful development of 43 one and two bedroom retirement apartments located in the suburb of Quinton. The Lodge benefits from far reaching cityscape views from the upper floors. Quinton is situated to the west of Birmingham near to the neighbouring areas of Harborne, Edgbaston and Bournville, and is within an easy travel distance of the beautiful Clent Hills nearby.

Although much of Birmingham was home to factories during the industrial revolution, Quinton managed to escape this fate. Objections from the residents of nearby Edgbaston meant Quinton kept its green trees and fields for far longer than many other parts of Birmingham, on the basis that they acted as a buffer between the industrial districts and the prosperous landed gentry in neighbouring Edgbaston. Today, although the greenery is less prominent, the lack of factories ensured Quinton was – and still is – a popular place to live.

Harborne High Street is readily accessible from the development, offering many excellent amenities including nearby restaurants and shops such as Waitrose and Marks & Spencer. Regular local bus routes lead to Birmingham city centre, where you will find a wealth of entertainment and shopping facilities in the world-renowned Bullring shopping centre.

The location of this much-needed new development is well situated for Queen Elizabeth Hospital, as well as local motorway connections for the M5, M6 and M42 interchange. Hadley Lodge is in a fantastic central location, ideal if you want to be close to the city. Local shops are in close proximity with the lodge situated just across the road from a Co-op, Post Office and a hairdresser's, while there are allotments just a few metres away – perfect for the gardening enthusiast.

The Lodge Manager is on hand throughout the day to support the Residents and keep the development in perfect shape. The manager assists with arranging regular events in the Residents' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Hadley Lodge has been designed with safety and security at the forefront, The Apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Hadley Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every Lodge and Resident. Hadley Lodge is heated by Ground Source Heating and is very economical.

Hadley Lodge requires at least one apartment Resident to be over the age of 60 with any second Resident over the age of 55.







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Property Overview

Churchill Sales & Lettings are pleased to be marketing this one bedroom, third floor retirement apartment with views over the communal garden. The property Is conveniently located for the lift and presented in good order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-freezer and washer/dryer.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.







Features

- One bedroom, third floor retirement apartment
- Water, sewerage and heating is included in the rent
- Lodge Manager
- Modern Kitchen integral appliances
- 24-hour Careline system for safety and security
- Secure video door entry linked to your digital call alarm system
- Communal gardens
- Great location in close proximity to local amenities
- A Guest Suite is available for your friends and family to stay in







Key Information

OVER 60's RETIREMENT LODGE

Council Tax: Band A

Pets
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

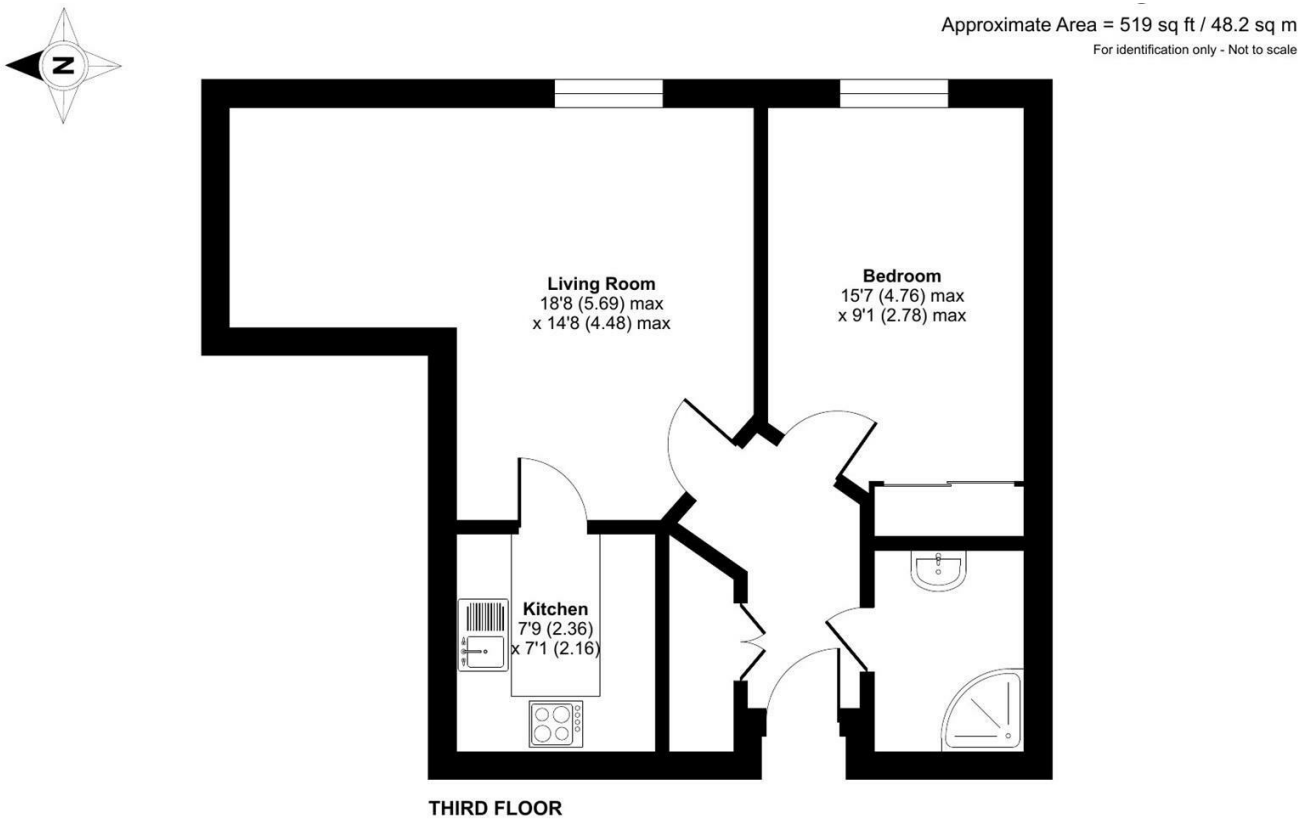
Service Charges
Landlord Pay Service charges, these include Careline system, buildings insurance, Ground Sourced Heating that supply communal and apartment heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

Security Deposit
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit
A holding deposit equal to 1 week's rent will be payable on acceptance of an application. This will be held and used towards the first month's rent.

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

EPC Rating: C



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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