

Asking Price £99,950 Leasehold

1 Bedroom, Apartment - Retirement

19, New Hall Lodge 117 Reddicap Heath Road, Sutton Coldfield, West Midlands, B75 7DW

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

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New Hall Lodge

New Hall Lodge is a wonderful development of 29 one and two bedroom apartments which are situated within the town of Sutton Coldfield. Named after a historical local Manor House, New Hall Lodge is within easy reach of local amenities and nearby Sutton Coldfield town centre. Apart from providing beautiful places of nature, Sutton Coldfield also offers you the modern conveniences of a town with a range of shopping facilities. For the avid golfer, you are spoilt by being within easy reach of The Belfry Golf and Country Club. In addition, the town is well served by excellent public transport links.

Both the Lodge and the apartment have been built and finished to the very highest standards throughout. Every detail has been considered from fitting plenty of plug sockets and TV points to the beautifully landscaped gardens, nothing has been missed. A beautiful apartment in a modern development.

The Lodge manager is on hand to support the owners and keep the development in perfect shape.

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

New Hall 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.

New Hall 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 owner.

New Hall 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

ONE BEDROOM FIRST FLOOR RETIRMENT APARTMENT WITH JULIET BALCONY

This delightful one bedroom first floor apartment is conveniently located for the Guest Suite as well as the Lift, providing easy access within the development.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A French door opens to a Juliet Balcony and windows provide natural light.

The Kitchen is accessed via the Living Room 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 and a freezer. A window allows for light and ventilation.

The Bedroom is a good-sized double room with a useful built-in mirrored wardrobe and plenty of space for additional bedroom furniture if desired.

The Shower Room offers a large, curved shower enclosure with handrail, a WC and wash hand basin with vanity unit beneath.

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

Photos taken before current tenants moved in







Features

- One bedroom first floor apartment with Juliet balcony
- Good decorative order
- Convenient for Owners Guest Suite and lift
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Owners private car park
- 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







Key Information

Service Charge: (Year ending 31st May 2027): £2,600.80 per annum.

Ground Rent: £826.56 per annum. To be reviewed in February 2029.

Council Tax Band C

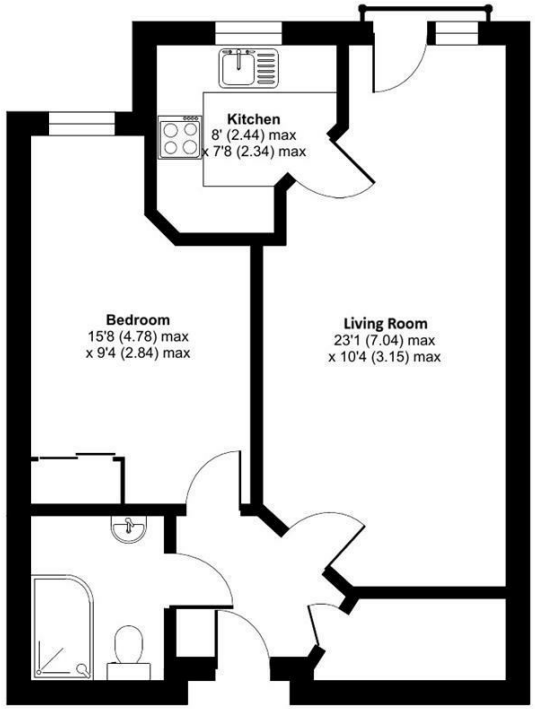
125 year lease commencing 2008.

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 include Careline system, buildings insurance, heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 517 sq ft / 48 sq m

For identification only - Not to scale



EPC Rating: C

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Churchill Estate Agents. REF: 1131995

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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