

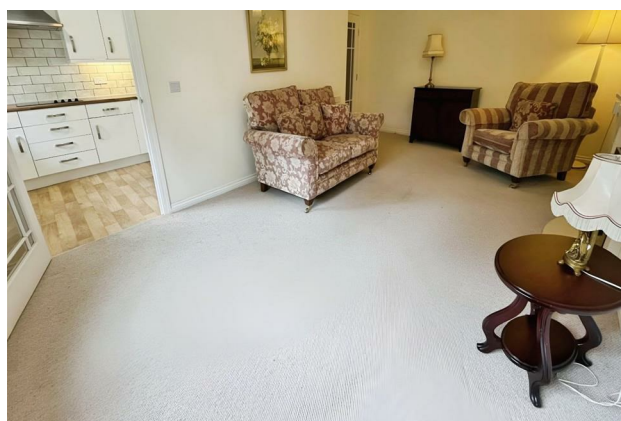
# HUNTERS®

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28 Steeple Lodge Church Road, Sutton Coldfield, B73 5GB

Offers Around £154,950

Property Images



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## Property Images

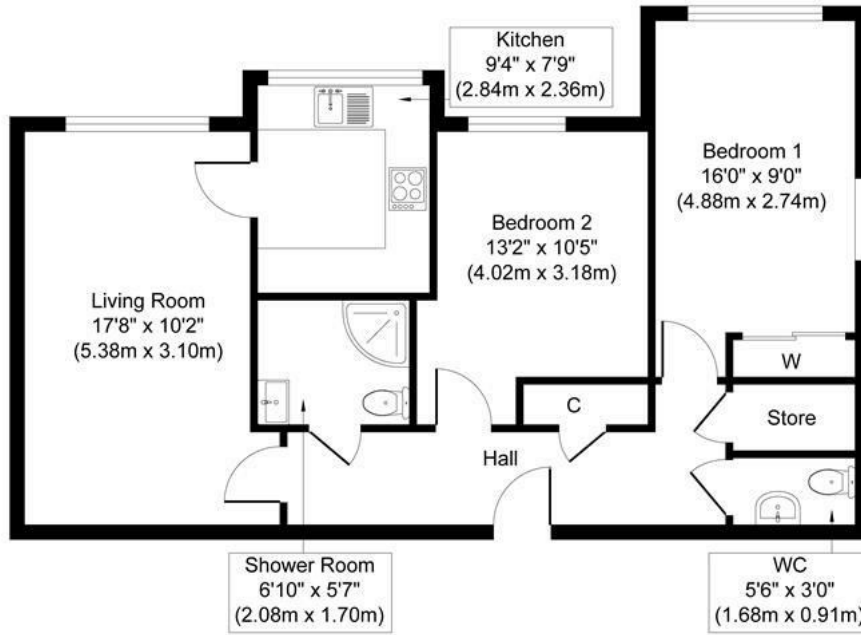


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## Property Images





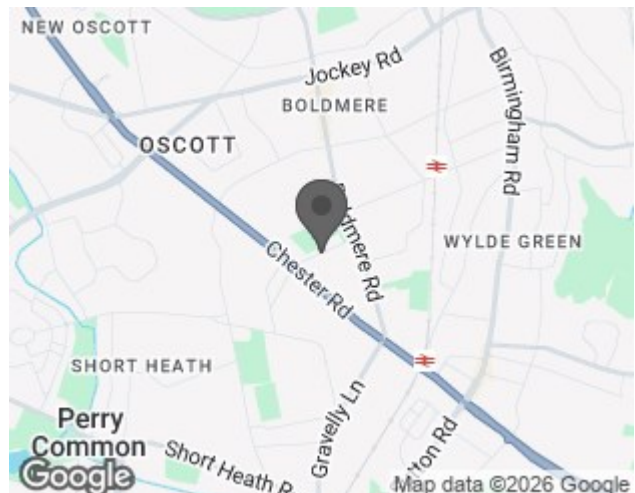
**Approximate Floor Area**  
722 sq. ft  
(67.07 sq. m)

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.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Summary

Offered with no upward chain, electric heating and double glazing, this superbly well appointed and immaculately presented first floor apartment occupies a wonderfully convenient location, close to Boldmere's amenities, bus and rail service. Very competitively priced and ready to move into, the accommodation, which must be viewed to be fully appreciated, briefly comprises;

Lift and stairs to first floor, reception hall with 2 stores, living room, fitted kitchen, shower room/WC as well as a separate guests cloaks and two lovely double bedrooms. Outside, communal gardens and residents parking.

Leasehold information: 125 years from 2013, 112 years unexpired.  
Service charge £3740.92 pa & Ground rent £702.24 pa.

Steeple Lodge requires at least one resident to be aged 60 or over and any second resident aged 55 or over.

The apartment has a monitored careline system, a lodge manager on hand throughout the day, an owners lounge, laundry and wellbeing suite as well as guests suite available for friends or family.

## Features

- Immaculate first floor retirement apartment • 2 double bedrooms • Fitted kitchen • Shower room/WC • Separate guests cloaks • Attractive living room • Lift access • No chain • Residents lounge, laundry and wellbeing suite • Council Tax Band D