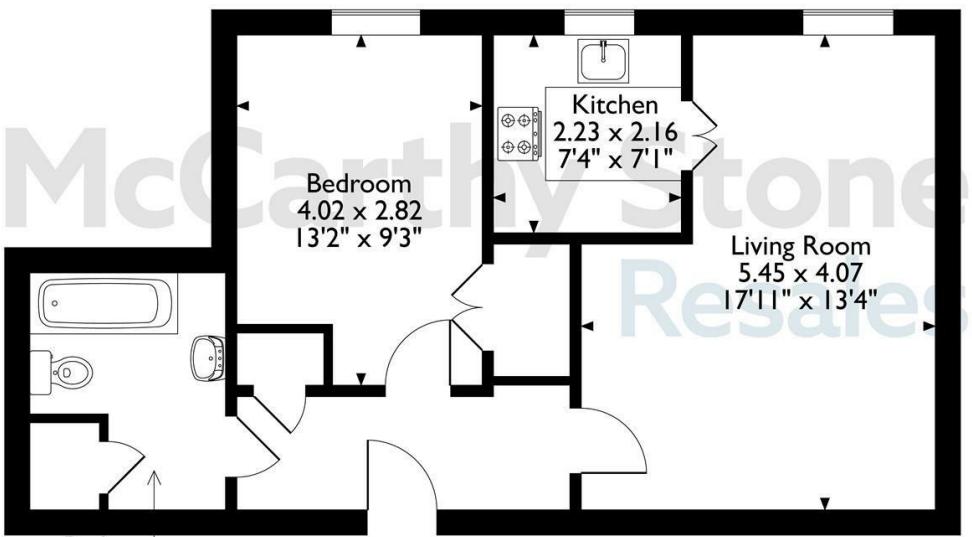
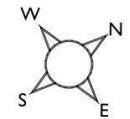


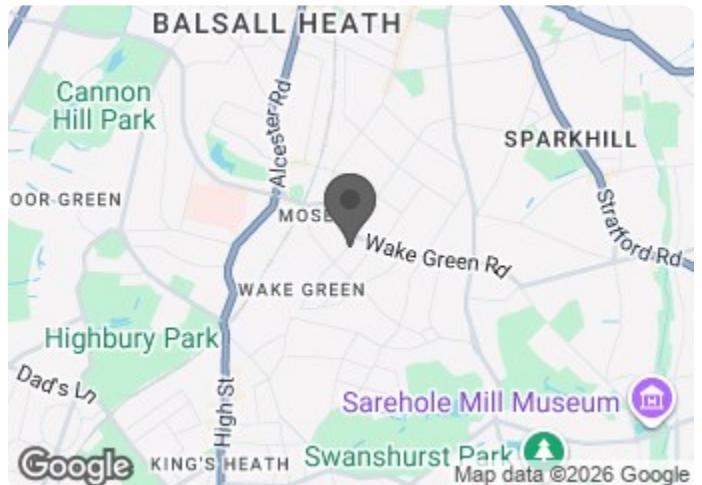
Lorne Court, Apartment 16, 6, School Road
Approximate Gross Internal Area
50 Sq M/538 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: C

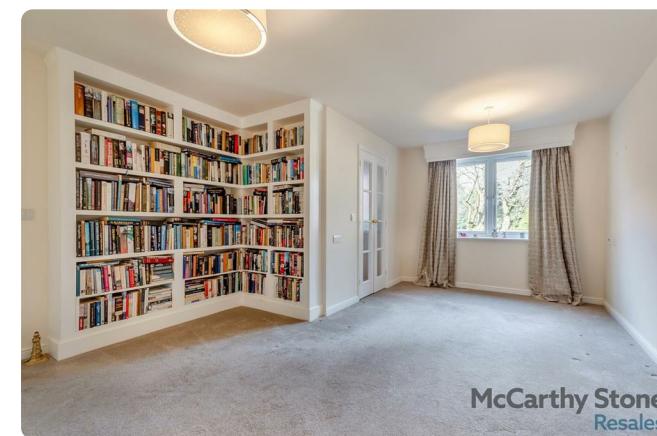


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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16 Lorne Court

School Road, Birmingham, B13 9ET



Asking price £99,950 Leasehold

An exceptional bright and airy ONE BEDROOM retirement apartment situated on the FIRST FLOOR, having lift and stairs to all floors with an attractive garden outlook.

Having a generous living room with space for dining. Modern fitted kitchen with integrated appliances and a master bedroom with built in wardrobes.

Part of our retirement living range of properties for over 60's

Call us on 0345 556 4104 to find out more.

Lorne Court, School Road, Moseley, Birmingham, B13 9ET

Lorne Court

Lorne Court has been designed and constructed for modern living. The apartments boast Sky/Sky+ connection points in living rooms, fitted wardrobes in main bedroom. The dedicated House Manager is on site during working hours to take care of the running of the development. 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.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Local Area

Located in the heart of Moseley Village, a suburb of Birmingham south of the City Centre. Moseley is well known as a strong community of independent

businesses, a range of gift shops, cafes, restaurants and bars. It's a short distance from the City Centre which is the host for many Arts venues such as Symphony Hall, Town Hall, National Indoor Arena, Hippodrome Theatre and Repertory Theatre.

Entrance Hall

Front door with spy hole leads to the entrance hall where the door entry and 24-hour Tunstall emergency response system is situated. From the hallway there is a useful storage cupboard. Further doors lead to the bedroom, bathroom, and living room.

Living Room

A bright and airy living room with pleasant outlook to the large mature gardens. There is adequate space for a dining table and chairs. TV point, telephone point, and power points. Two ceiling lights. Partially glazed wooden double doors lead into a separate kitchen. Neutral flooring with an attractive feature wall. Wall mounted electric heater (replaced in October 2023).

Kitchen

The kitchen is fitted with a wide range of base and wall units. Integrated oven. Integrated fridge and freezer. Four ringed induction hob with extractor hood. A stainless steel sink unit. Double glazed window.

Bedroom

Double bedroom with built in wardrobe and double glazed window. Central ceiling light. TV and telephone point.

Bathroom

Fitted suite comprising; Paneled bath with shower over, WC, vanity unit with inset wash hand. Emergency pull-cord. Door to useful sized airing cupboard which houses the hot water tank.

1 bed | £99,950

Service Charge Breakdown

- Cleaning of communal windows (internal & external)
- Laundry Room (comprises of 4 washing machines, 3 tumble dryers, 1 spin dryer, 1 iron & board. Open 8.00 am to 8.00 pm, seven days a week) - full use of this facility is included within your service charge
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- 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.

Service charge: £3,263.23 for financial year ending 28/02/2026.

Lease Information

Ground rent: £763.21 per annum
Ground rent review: 1st Jan 2039
Lease: 125 Years from 1st Jan 2009

Parking

Parking is by allocation subject to availability. Please check with the House Manager on site for availability.

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

