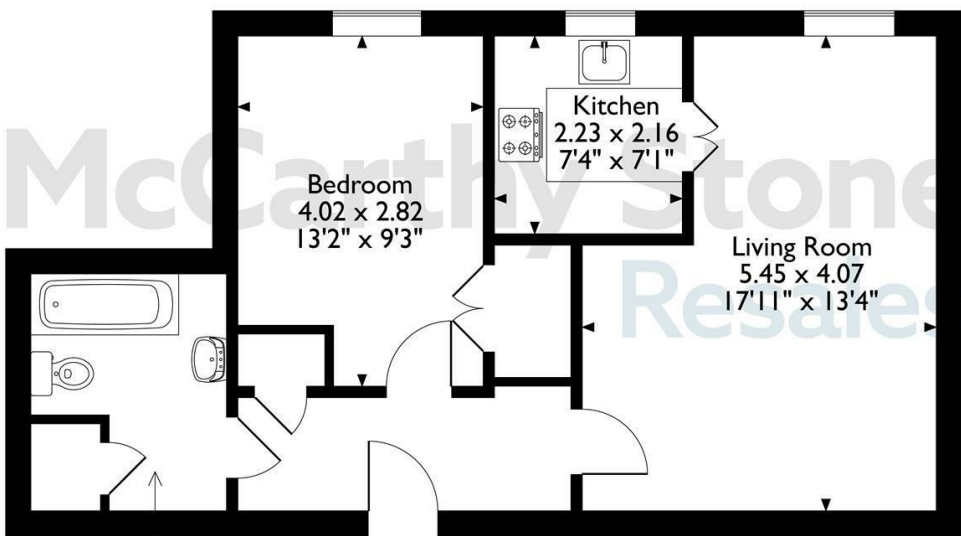
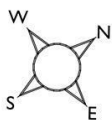


Lorne Court, Apartment 16, 6, School Road  
Approximate Gross Internal Area  
50 Sq M/538 Sq Ft



Bathroom  
2.72 x 2.25  
8'11" x 7'5"

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		
(81-91) B	84	87
(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	

## 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.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# 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

