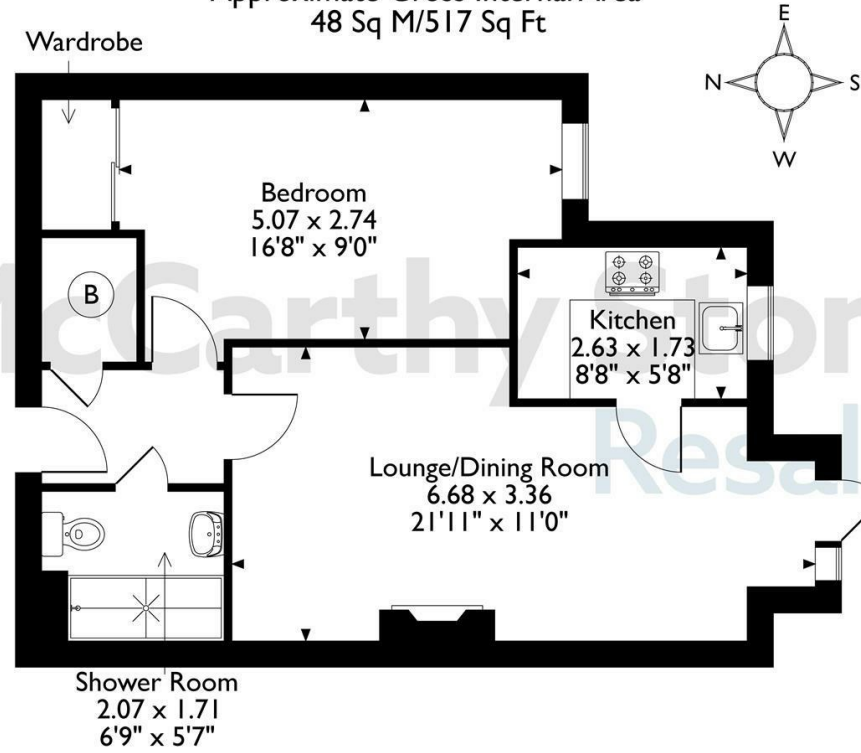


Awdry Court, Apartment 1, 15, St. Nicolas Gardens, Birmingham,
Approximate Gross Internal Area
48 Sq M/517 Sq Ft



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		
(81-91) B		
(69-80) C	82	83
(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	

1 Awdry Court

15 St. Nicolas Gardens, Birmingham, B38 8BH



Asking price £125,000 Leasehold

A beautifully presented one-bedroom ground floor retirement apartment, situated within the highly sought-after Awdry Court development, exclusively for the over 60s.

This attractive apartment offers well-planned and comfortable accommodation throughout. The spacious lounge provides ample space for both living and dining furniture, with doors opening directly onto a private patio area enjoying pleasant views over the well-maintained communal gardens — an ideal spot to relax and enjoy the peaceful surroundings.

The modern fitted kitchen is both stylish and practical, featuring a range of integrated appliances and contemporary units. The generously sized double bedroom offers a comfortable and welcoming retreat, while the fully tiled bathroom is fitted with quality fittings.

Residents of Awdry Court benefit from a range of excellent communal facilities, including a welcoming homeowners' lounge perfect for socialising, a laundry room, and beautifully landscaped communal gardens, all contributing to the friendly and relaxed atmosphere of this popular Retirement Living development.

Call us on 0345 556 4104 to find out more.

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

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Awdry Court, St. Nicolas Gardens, Birmingham

Awdry Court

Awdry Court consists of 30 flats with communal facilities situated off St Nicholas Gardens in Kings Norton to the south of the city centre. The development has been designed to support modern living with all apartments featuring built in wardrobes, Sky+ connection point in living rooms (connection fees will apply). The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. 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. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £20 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

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.
- 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.



Entrance Hall

Front door with spy hole leads into a welcoming entrance hallway. Secure entry intercom system. Intruder alarm control panel. Smoke detector. Storage cupboard.

Living Room

This bright and generously proportioned living room provides an inviting space for both relaxation and entertaining. A large double glazed patio door opens directly onto a private patio area, offering a pleasant outlook across the beautifully maintained communal gardens and creating a seamless connection between the indoor and outdoor spaces.

A feature fireplace serves as an attractive focal point, adding character and warmth to the room, while the spacious layout provides ample flexibility for a variety of lounge and dining furniture arrangements. Additional practical features include television and telephone points, numerous power sockets positioned throughout the room, and two ceiling light fittings. A part-glazed internal door leads through to the separate kitchen, allowing natural light to flow between the rooms whilst maintaining a distinct living and cooking space.

Kitchen

A modern fully fitted kitchen comprising a comprehensive range of base and wall mounted units with complementary work surfaces. Integrated appliances include an oven, fridge and freezer, along with a four-ring induction hob with extractor hood over. A stainless steel sink unit is positioned beneath a double glazed window fitted with a roller blind. Further benefits include tiled flooring, tiled splashbacks, and a good range of power sockets.

Bedroom

A generously proportioned double bedroom offering a bright and comfortable space, ideal for relaxation. The room benefits from a built-in wardrobe with sliding mirrored doors, providing excellent storage while enhancing the sense of light and space. A double glazed window allows for plenty of natural light and enjoys a pleasant outlook. Additional features include TV and telephone points, a wall mounted electric heater, and a central ceiling light fitting, creating a practical and welcoming bedroom environment.



1 bed | £125,000

Parking Permit Scheme-subject to availability

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Shower Room

A tiled shower room incorporates a vanity unit with hand basin with storage cupboard and fitted mirror above. Walk in shower with glass screen, a range of safety grab rails. Emergency pull-cord. WC. Wall mounted electric towel rail.

Service Charge (breakdown)

- Cleaning of communal windows
- 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, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

Annual Service Charge: £3,306.80 for financial year ending 28/02/2027.

To find out more about the service charges please contact your Property Consultant or House Manager.

Ground Rent

Ground rent: £425 per annum
Ground rent review: 1st Jan 2025

Lease Length

125 years from 1st Jan 2010

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

