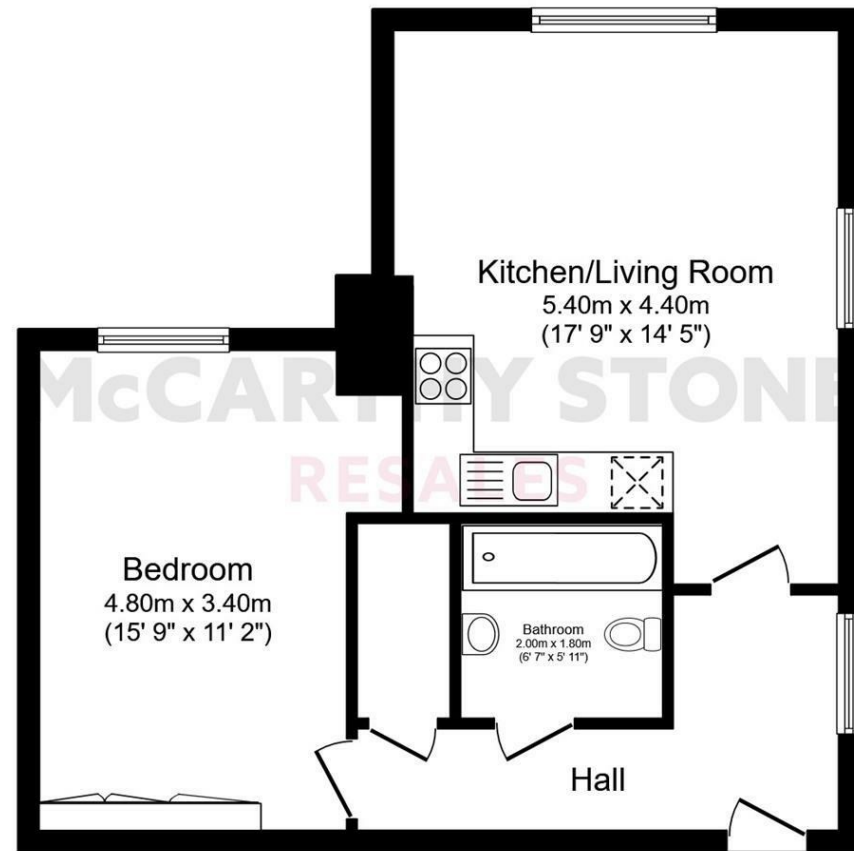


**39 LORNE COURT**

School Road, Birmingham, B13 9ET



Total floor area 51.5 sq.m. (554 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Lorne Court, school road, Moseley, Birmingham

### 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. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

### 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 welcoming entrance hall with a delightful side window which makes it very bright. The door entry and 24-hour Tunstall emergency response system are situated in the hallway. There is also a door off to a very useful storage cupboard which houses the Gledhill boiler. Further doors lead to the bedroom, shower room, and living room.

### Lounge

A very bright and airy open plan living room with large window

1 Bed | £125,000



Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Lorne Court, school road, Moseley, Birmingham

1 Bed | £125,000

your Property Consultant or House Manager.

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

Annual Service charge:  
£2,993.85 for financial year  
ending 28/02/2027

Ground rent: £763.22 per  
annum

Ground rent review: 1st Jan  
2039

Lease: 125 Years from 1st Jan  
2009

Car Parking subject to  
availability



## Lorne Court, school road, Moseley, Birmingham

1 Bed | £125,000

and being on the top floor this gives very pleasant tree top views to the distance. There is adequate space for a dining table and chairs. Feature fireplace with inset electric fire making this a great focal point for the room. TV/Sky point, telephone point, and power points. Two ceiling lights.

### Kitchen

Beautiful open plan kitchen which is fully tiled and fitted with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge and freezer.

### Bedroom

Very good size double bedroom with fitted wardrobes housing rails and shelving. and mirrored doors. Ceiling lights, TV and phone point. Window with pleasant outlook.

### Bathroom

Fully tiled with fitted suite

comprising; Low level bath with shower over. WC, vanity unit with inset wash basin and wall mirror above. Emergency pull-cord.

### Service (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. To find out more about service charges please contact

