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APARTMENT 21, HADLEY LODGE, QUINTON LANE, QUINTON, BIRMINGHAM, B32 2AW
£175,000





LOCATION

Hadley Lodge is a modern retirement apartment situated just off Quinton Lane in the popular Quinton area close to its borders with Harborne, and is handy for local shopping facilities, amenities and bus route, whilst the local major road network enables commuting to the surrounding areas. The development is located turning off Ridgacre Road into Quinton Lane and immediately right into the Hadley Lodge development.

DESCRIPTION

A stunning retirement complex available for over 60's, set within the Quinton location close to it's borders with Harborne, There is a lift providing access to all floors, and offered for sale is an immaculately presented, spacious double bedroom apartment positioned within the front of the complex, benefiting from level rear access and elevated views from a sunny aspect. The accommodation briefly comprises, Entrance hall (video intercom/call system), spacious lounge (having feature fire surround), super fitted kitchen (built in oven/hob, integrated fridge, freezer and washer/dryer), double bedroom (having built in wardrobe) and shower room. The development offers the opportunity to socialise with fellow residents in the large communal residents lounge, whilst there is a very pleasant communal garden available. There is a residents car park on a first come first served basis. Communal Hallways lead to the individual apartments. The apartment benefits from Double Glazing and Electric heating (included in the service charge). EPC Rating: B.

Entrance Hall

Having ceiling light point, intercom entry/call system and doors to large store, lounge, bedroom and shower room.

Lounge 19' 5"max x 11' 6"max (5.91m x 3.50m)

Front Facing - Having feature fire surround with electric fire, electric radiator, two ceiling light points and door to kitchen.

Kitchen 8' 1"max x 7' 8"max (2.46m x 2.34m)

Front Facing - Fitted with a range of wall and base units with work surfaces over, inset sink unit, courtesy tiling, built in eye level electric oven and hob with chimney canopy over, integrated appliances including washer dryer, fridge and freezer and recessed ceiling lights.



Double Bedroom 13' 10"max x 9' 3"max (4.21m x 2.82m)

Front Facing - Having fitted wardrobes, electric radiator and ceiling light point.

Shower room 6' 11"max x 5' 6"max (2.11m x 1.68m)

Having tiled walls and fitted with suite comprising, low level wc, wash hand basin set into vanity unit with cupboard above, shower cubicle with electric shower, heated towel rail, extractor and ceiling point.

The Complex

The development provides a large communal residents lounge for all residents, and has pleasant communal gardens. There is a residents car park available on a first come first served basis. Within Hadley Lodge there is a lift enabling access to all floors and gardens and a 'Guest suite' is available by prior booking, plus there is also use of over 150 guest suites in retirement lodges across the country. Hadley Lodge has been designed with safety and security at the forefront, the apartment has an emergency careline system installed, monitored by the onsite Lodge Manager during the day (5 days per week) and 24 hours 365 days a year by the careline team. Careline integrated secure video entry system and fire and smoke detection systems throughout both the apartment and communal areas provide peace of mind.

Tenure

The agents are advised the property is Leasehold with a 999 year term which commenced in 2018. The property is subject to a current half yearly ground rent of £287.50 and a half yearly service charge of £1,177. There is an age restriction of over 60 for the first resident and over 55 for the second. The agents have not seen legal documentation and the buyer is advised to obtain verification from their solicitor on any points regarding the lease or service/management charge.

Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £240 per transaction.



Floor Plan

Approx. 440.5 sq. feet



Total area: approx. 440.5 sq. feet



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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