



smarthomes

## Windsor Lodge, Mickleton Road

Solihull

- A Very Well Presented Two Bedroom Retirement Apartment
- Re-Fitted Kitchen
- Spacious Lounge/Diner
- No Upward Chain

**£115,000**

Current EPC Rating - C  
Current Council Tax Band - B





## Property Description

A very well presented first floor retirement apartment situated in a popular retirement complex. Offering accommodation comprising a spacious lounge/diner, re-fitted kitchen, two good size bedrooms, bathroom and access to beautifully maintained communal gardens and residents parking

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station



## Rooms & Measurements

Spacious Lounge/Diner to Front 4.9m x 4.1m (16'0" x 13'5")

Re-Fitted Kitchen to Rear 2.8m x 2.8m (9'2" x 9'2")

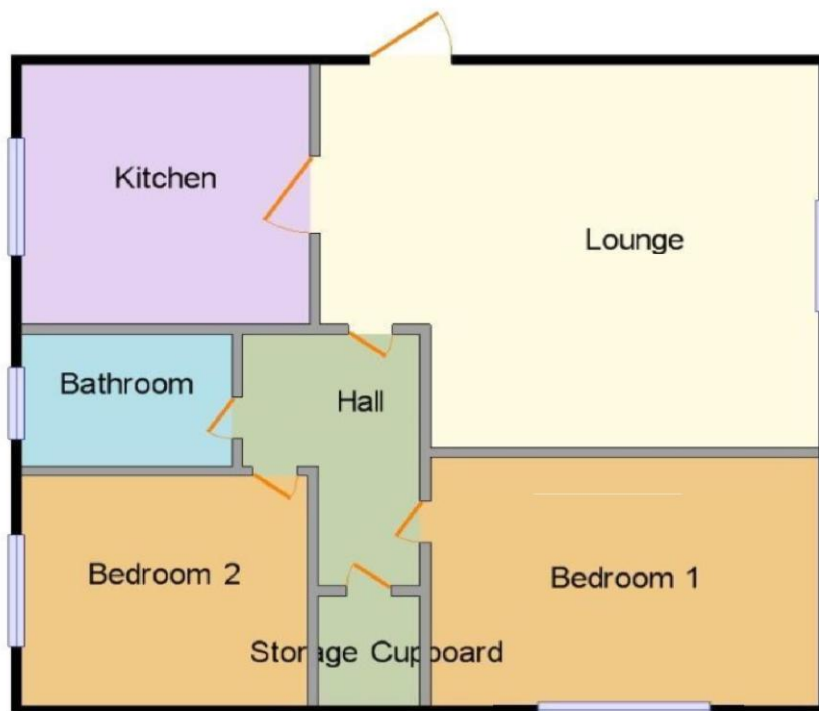
Bedroom One to Side 3.9m x 2.7m (12'9" x 8'10")

Bedroom Two to Rear 2.8m x 2.5m (9'2" x 8'2")

Bathroom to Rear 2m x 1.5m (6'6" x 4'11")

### Tenure

We are advised by the vendor that the property is leasehold and that a brand new lease of 60 years is created for the new owner upon completion. There is a combined service charge and ground rent of approx. £3,030 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – B



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.