



Asking Price £155,000 Leasehold

1 Bedroom, Apartment - Retirement

37, Hadley Lodge Quinton Lane, Quinton, Birmingham, West Midlands, B32 2AW

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Retirement Property Specialists

Hadley Lodge

Hadley Lodge is a delightful development of 43 one and two bedroom retirement apartments located in the suburb of Quinton. The lodge benefits from far reaching cityscape views from the upper floors. Quinton is situated to the west of Birmingham near to the neighbouring areas of Harborne, Edgbaston and Bournville, and is within an easy travel distance of the beautiful Clent Hills nearby.

Although much of Birmingham was home to factories during the industrial revolution, Quinton managed to escape this fate. Objections from the residents of nearby Edgbaston meant Quinton kept its green trees and fields for far longer than many other parts of Birmingham, on the basis that they acted as a buffer between the industrial districts and the prosperous landed gentry in neighbouring Edgbaston. Today, although the greenery is less prominent, the lack of factories ensured Quinton was - and still is - a popular place to live.

Harborne High Street is readily accessible from the development, offering many excellent amenities including nearby restaurants and shops such as Waitrose and Marks & Spencer. Regular local bus routes lead to Birmingham city centre, where you will find a wealth of entertainment and shopping facilities in the world-renowned Bullring shopping centre.

The location of this much-needed new development is well situated for Queen Elizabeth Hospital, as well as local motorway connections for the M5, M6 and M42 interchange. Hadley Lodge is in a fantastic central location, ideal if you want to be close to the city. Local shops are in close proximity with the lodge situated just across the road from a Co-op, Post Office and a hairdresser's, while there are allotments just a few metres away - perfect for the gardening enthusiast.

Hadley Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. The manager assists with arranging regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

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 and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Hadley Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner. Hadley Lodge is heated by Ground Source Heating and is very economical.

Hadley Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this wonderful one bedroom apartment, which is situated in an elevated position, benefitting from no forward chain. The apartment offers superbly maintained accommodation and simply must be viewed.

The Lounge is a lovely room, which has ample space for living and dining room furniture. There is a feature electric fireplace with attractive surround and a door, which leads to the Kitchen.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4-ring electric hob with extractor hood over, a fridge, freezer and a washer dryer.

The Bedroom is a generous double room, which has a useful built in mirror fronted wardrobe.

The luxurious Shower room benefits from a curved glass shower cubicle, a WC, a wash hand basin, non-slip flooring and a heated towel rail.

Perfectly complementing this wonderful apartment is a useful storage cupboard, which is situated in the hallway.



Features

- One Bedroom, second floor retirement apartment
- Superbly maintained throughout
- No forward chain
- Apartment heating included in the service charges
- Secure video door entry linked to your digital call alarm system
- Lodge Manager available 5 days a week
- Modern Kitchen integral appliances
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.
- Intruder alarms to all apartments
- 24-hour Careline system for safety and security



Key Information

Service Charge (Year Ending 31st May 2024):
£4,142.02 per annum.

Ground rent £575.00 per annum. Review Date 1st
April 2025.

Council Tax: Band A

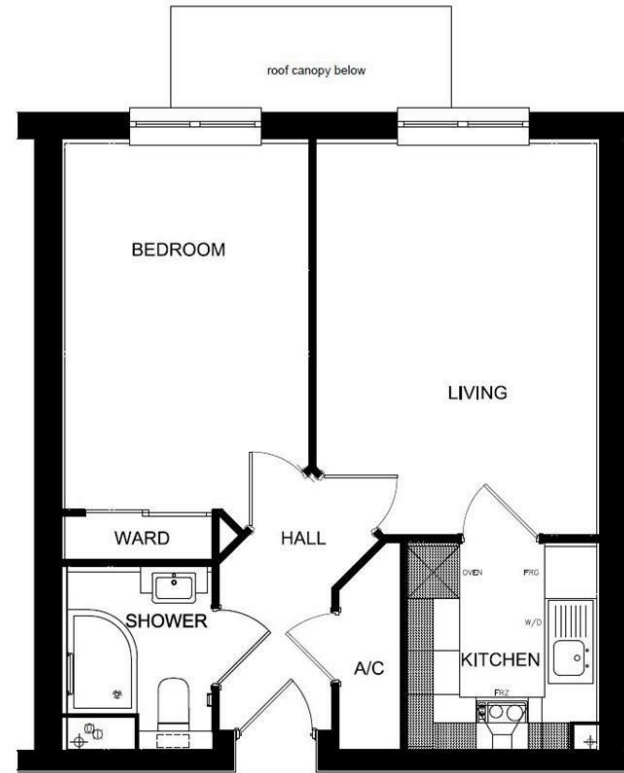
999 lease years commencing 2018

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, Ground Sourced Heating that supply communal and apartment heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion on the sale of the property.

EPC Rating: C



Living	Width	10'-7" [3230]	max	Length	14'-9" [4505]	max
Kitchen	Width	7'-2" [2180]	max	Length	7'-10" [2380]	max
Shower Room	Width	5'-6" [1665]	max	Length	6'-11" [2100]	max
Bedroom	Width	9'-3" [2805]	max	Length	13'-10" [4210]	max

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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