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**Asking Price £119,995 Leasehold**

**2 Bedroom, Apartment - Retirement**

20, St Francis lodge 24 Cornyx Lane, Solihull, West Midlands, B91 2TE

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Retirement Property Specialists

# St Francis lodge

St Francis Lodge in Solihull is named after the former Church on Cornyx Lane, and is ideally located within easy reach of local amenities and the nearby town centre. Tesco Express is within 0.4 miles and Solihull Hospital within 1 mile. The Yew Tree Lane shopping facilities are within 0.3 miles and consist of a Convenience store, two Pharmacies, a Butchers and a Hairdressers. Directly opposite the Yew Tree Lane shops is also the Doctor's Surgery.

Solihull is one of the most prosperous and attractive towns in the West Midlands, and residents enjoy the best of both worlds according to the historic motto "Urbs in Rure" translating to "Town in the country" with 1500 acres of parks and gardens right on your doorstep.

Apart from the beauty and heritage of the old town, Solihull offers a range of shopping experiences and something to suit everyone from handmade crafts to high class fashion. The town centre consists of a thoughtful blend of indoor and outdoor retailers with its picturesque pedestrianised High Street, Mell Square Shopping Centre and Touchwood.

Staying active is easy within Solihull, as set amongst beautiful landscaping, trees and flower beds, there are a wide range of events, walks and facilities to suit all ages. Everything from the latest craze to more peaceful pursuits such as tennis, bowls, cycling and golf are on offer in the 18 principle parks. Solihull is also home to the world famous National Exhibition Centre (NEC) which hosts a great variety of prestigious shows and exhibitions throughout the year.

Getting out and about in Solihull couldn't be easier. The town is well served by public transport with buses around town, trains across the country and Birmingham International Airport just on the outskirts of town. There is a bus stop immediately outside of St Francis Lodge. The X12 bus into Solihull runs approximately every 20 minutes and takes about 5 minutes to get into Solihull Town Centre. It then continues onto Solihull Train Station which takes a couple more minutes. From there it goes into Birmingham Town Centre in the other direction, via Chelmsley Wood, taking about an hour. The A1 minibus, run by Diamond West Midlands, runs hourly, taking about 5 minutes to get into Solihull Town Centre and also continues to the Train Station. From Solihull Train Station, trains to Birmingham City Centre take about 10 to 15 minutes.

St Francis' Lodge's manager is on hand during the day to support the residents and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge and when appropriate, there are music evenings, bingo, knitting club, film nights and trips out. New Owners are also welcome to suggest any new activities if they wish.

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 Living developments across the country. Prices are available from the Lodge Manager.

St Francis 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.

St Francis' Lodge is managed by the award winning Churchill Estates Management working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

St Francis Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

## \*\*TWO BEDROOM RETIREMENT APARTMENT\*\*

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment. The property offers deceptively spacious accommodation throughout and is presented in fantastic order.

The Living Room offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Living Room and 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 and a freezer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room which could also be used as a Dining, Study or Hobby room.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



# Features

- Two bedroom first floor retirement apartment
- Good decorative order throughout
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24-Hour Careline system for safety and security
- Owners private car park
- Close to local shops and great transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country.



# Key Information

Service charge (Year Ending 31st May 2027) £4,868.32 per annum.

Ground rent £941.72 per annum. To be reviewed January 2032.

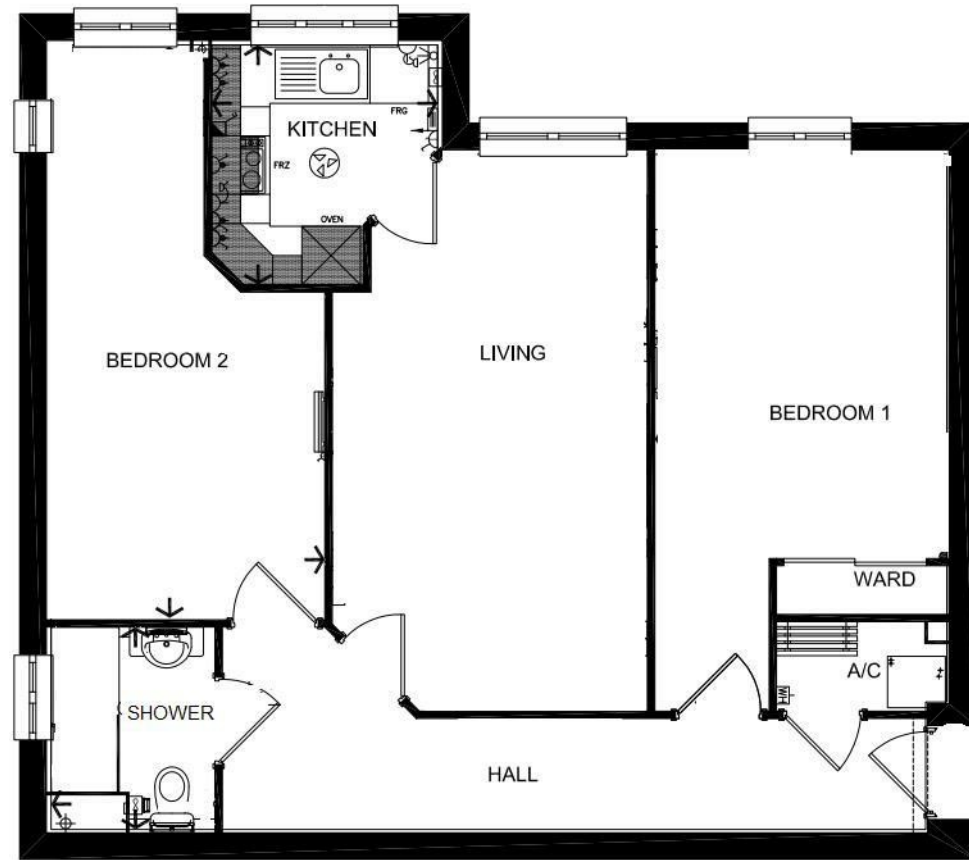
125 Year lease from 2011

Council Tax Band C

Please check regarding Pets with Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: C



Living	Width 10'-8" [3240] max	Length 18'-7" [5675] max
Kitchen	Width 7'-8" [2325] max	Length 8'-1" [2465] max
Bathroom	Width 5'-6" [1685] max	Length 6'-10" [2080] max
Bedroom 1	Width 9'-10" [3000] max	Length 18'-9" [5725] max
Bedroom 2	Width 9'-3" [2815] max	Length 19'-3" [5870] 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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