PCM £1,000 PCM

1 Bedroom, Apartment - Retirement

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

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Churchill
Sales & Lettings
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 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 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

1 BEDROOM RETIREMENT APARTMENT TO LET IN QUINTON

Churchill Sales & Lettings are pleased to be marketing this one bedroom, second floor retirement apartment with views over the communal garden. The property Is conveniently located for the lift and presented in good order.

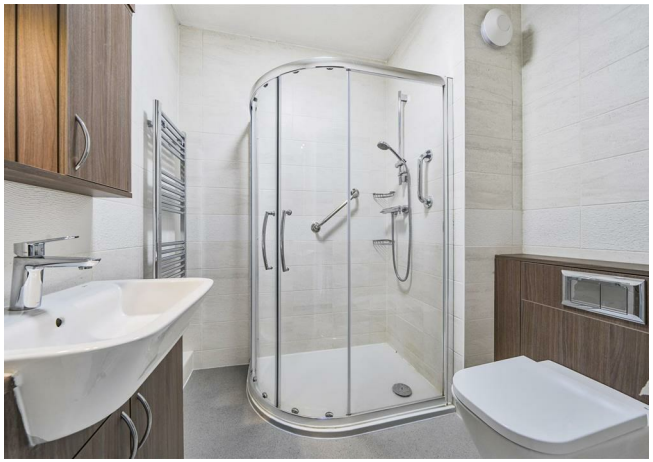
The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Lounge 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, a frost-freezer and washer/dryer. A window allows for light and ventilation.

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

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

- One Bedroom second floor retirement apartment
- Views over the communal garden
- Convenient for the lift
- HEATING & WATER & SEWERAGE RATES INCLUDED IN RENT
- Secure video door entry linked to your digital call alarm system
- Modern Kitchen integral appliances
- Lodge Manager available 5 days a week
- 24-hour Careline system for safety and security
- Intruder alarms to all apartments
- 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.

Key Information

OVER 60's RETIREMENT LODGE

Council Tax: Band A

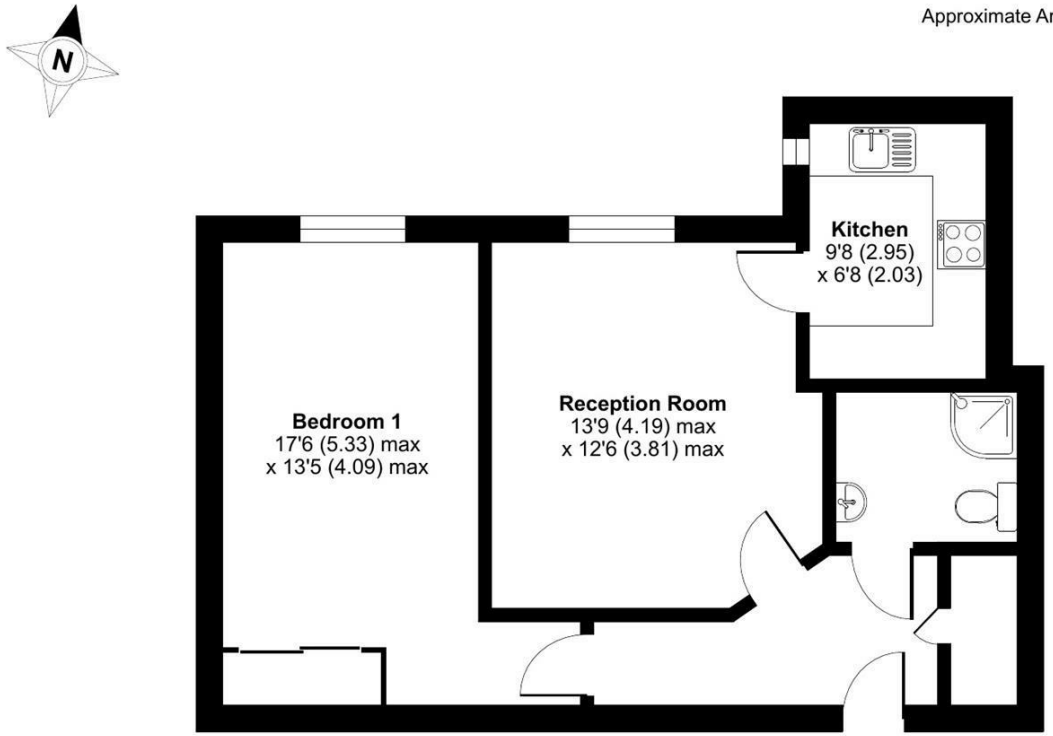
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

LANDLORD PAYS- 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.

Security Deposit
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit
A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent.

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).



EPC Rating: B

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Churchill Estate Agents. REF: 1146588

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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