



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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23 Moat Lane, Yardley, Birmingham B26 1TW **Asking price £49,950**

70% Share available for just £49,950

A one bedroom first-floor RETIREMENT APARTMENT for Over 55's ONLY. Located in the popular Guardian Court development operated by Anchor housing.

Gas central heating - Outstanding views of immaculate read garden from the apartment - car parking.



The Guardian Court Retirement Development is operated by Messrs Anchor Housing and is located off Moat Lane which is a continuation of Barrows Lane, Yardley.

The block comprises of a three storey apartment development with communal Ground Floor Entrance.

Residents Car Parking spaces are available.

The Internal Accommodation Briefly Comprises:-

On The Ground Floor

Communal Reception Hall Entrance

With Lift and Staircase off.

On The First Floor

Communal Landing

Front Door and Reception Hall

Two Linen and storage cupboards, security telephone.

Lounge (rear)

11'8 x 11'3 (3.56m x 3.43m)

Twin panel central heating radiator.

Outstanding views of communal garden.

Kitchen (rear)

9'4 x 5'6 (2.84m x 1.68m)

Single drainer stainless steel sink unit with double door base unit below, further three single door base units, electric cooker point, full height pantry.

Bedroom 1 (rear)

15'4 x 8'5 (4.67m x 2.57m)

Twin panel central heating radiator, sliding double door wardrobe.

Bathroom

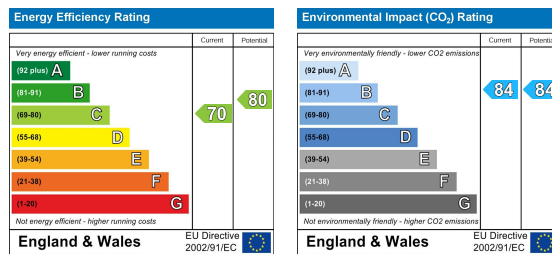
6'9 x 5'5 (2.06m x 1.65m)

Panelled in bath, pedestal wash hand basin, low flush WC, single panel central heating radiator.

Outside

Outstanding communal rear garden.

Off road parking for residents.



TENURE: We are advised that the property is Leasehold having an 85 Year Lease commencing on the 19th of April 1996 expiring on the 2nd of November 2018. Service Charge and Ground Rent £167.84 per calendar month, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill) or 0121 748 4333 (Castle Bromwich)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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