

FOR
SALE



20 St Georges Court, Clarence Road, Four Oaks, Sutton Coldfield, West Midlands B74 4LL

£170,000 - Leasehold

18, Wood Street, Stratford-upon-Avon, CV37 6JF 0800 389 9384 resales@retirementsecurity.co.uk



PROPERTY SUMMARY

A first floor, two bedroom retirement apartment, set within Retirement Security's St Georges Court, Four Oaks, Sutton Coldfield, B74.

POINTS OF INTEREST

- *Two Bedroom First Floor Apartment*
- *Dual Aspect Master Bedroom with Built-in Wardrobe*
- *Modern Walk in Wet Room*
- *Fitted Kitchen*
- *Owners Lounge, Dining Area and Guest Suite*
- *Guest Suite*
- *Residents & Visitors Parking*
- *24 Hour On-site Staff*
- *Weekly 1.5 Hour Clean*
- *Active Social Community*
- *Communities for Owners, run by Owners*



DESCRIPTIONS

A first floor, two bedroom retirement apartment, set within Retirement Security's St Georges Court, Four Oaks, Sutton Coldfield, B74. Comprising entrance hall with storage, fully fitted kitchen, living room, dual aspect master bedroom with built in wardrobes, second bedroom and a modern walk-in wet room with level access shower.

St Georges Court is a proud provider of independent retirement living, located in a private cul-de-sac that overlooks the stunning Hill Hook Nature Reserve, making it an attractive option for wildlife and nature lovers! The Court boasts 35 apartments and 14 bungalows, with communal spaces overlooking the luscious gardens on offer. The Owner's Lounge and Conservatory are bright and comfortable spaces where you can socialise with familiar faces over afternoon coffee and take part in the lively social schedule provided. This programme is organised by fellow Owners and the Duty Managers, and includes activities such as bingo, knit and natter club, film nights and keep fit classes, whilst the Hobbies Room is a more intimate space where Owners can take part in crafts or popular games such as scrabble and Rummikub. Our elegant Dining Room provides comforting daily meals prepared and served freshly to you, and is also home to numerous themed meals.

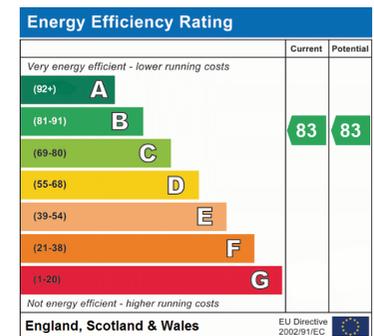
The development is overseen by a team of 24-hour on-site staff who are always available to help and support you in any way possible. All communal spaces are looked after by the Housekeeping Assistants – this trustworthy team also complete weekly 90 minute cleans of your dwelling! The gardens are cared for by year-round gardeners who ensure your Court always looks beautiful!

Providing a unique approach to independent retirement living, Retirement Security was established in 1983. We have continued to trail blaze for over 40 years with 32 Courts across England and Wales all offering a range of high-level services to make life easier.

Our founder, Bob Bessell, committed to provide retirees with a wider selection of retirement options, ones that offered affordability, a secure environment and a supportive community, alongside retaining financial control – Courts 'Run by Owners, for Owners'. These carefully designed properties bridge the gap between luxury retirement living and preserving your independence for as long as possible.

It is important to note that a significant proportion of the Service Charge relates to items which the prospective purchaser is responsible for in their present home, such as building insurance, building maintenance, gardening, and domestic help.

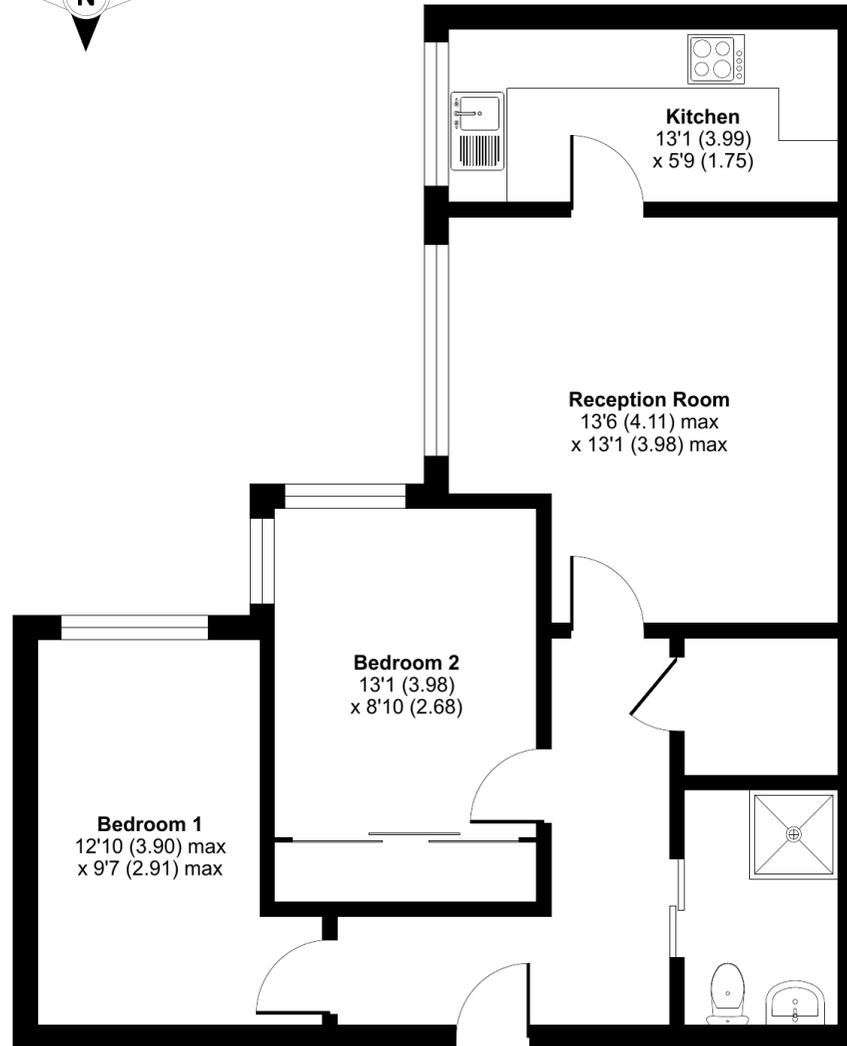
The lease provides that a transfer premium is payable to Retirement Security on resale of a property. The maximum premium payable is 3% of the sale price depending on the length of time an Owner has lived at the property. Further information is available from the Court Manager



St. Georges Court, Clarence Road, Sutton Coldfield, B74

Approximate Area = 634 sq ft / 58.9 sq m

For identification only - Not to scale



FIRST FLOOR