

FOR
SALE



24 St Georges Court Clarence Road, 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

- *Light & Bright Two Bedroom Apartment*
- *Redecorated & new Carpets throughout*
- *Dual Aspect Living / Dining Room*
- *Wet Room with Level Access Walk-in Shower*
- *Communities for owners, run by owners*
- *Active Social Community*
- *24 Hour On-Site Staff*
- *Owners' Lounge, Dining Area and Guest Suite*
- *Lift Access*



DESCRIPTIONS

A first floor, two bedroom retirement apartment, set within Retirement Security's St Georges Court, Four Oaks, Sutton Coldfield, B74. Redecorated and recarpeted throughout, this immaculately presented apartment comprises an entrance hall with multiple storage, light and bright fully fitted kitchen, dual aspect living room, master bedroom with built-in wardrobe, second bedroom and a wet room with walk-in 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!

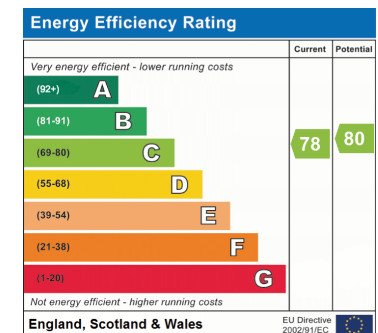
Providing a unique approach to independent retirement living, Retirement Security was established in 1983. We have continued to trail blaze for over 40 years with 32

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.

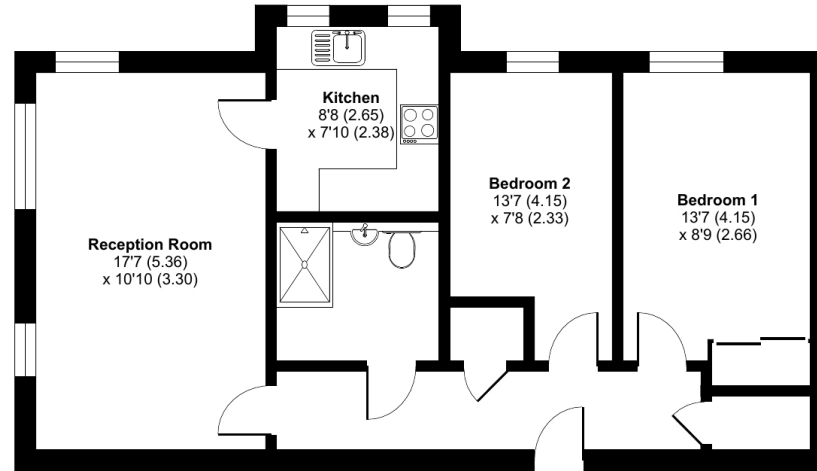
The lease provides that a transfer premium is payable to Retirement Security on resale of a property. The maximum premium payable is 3% of the sale price depending on the length of time an Owner has lived at the property. Further information is available from the Court Manager.



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

Approximate Area = 661 sq ft / 61.4 sq m

For identification only - Not to scale



FIRST FLOOR