



**New Hall Lodge
Reddicap Heath Road
Sutton Coldfield
West Midlands
B75 7DW**

Offers In Excess Of £121,000

bettermove

Reddicap Heath Road Sutton Coldfield

Bettermove are proud to present this 1 bedroom retirement flat in Sutton Coldfield available with no forward chain/welcoming cash buyers only.

The property benefits from double glazing and has residents off street parking available.

The council tax band is C.

This is a leasehold property with 125 years on the lease from 2008; the ground rent is £826.56 and the service charge is £2,910.45.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, bedroom and bathroom. The exterior boasts communal gardens, perfect for enjoying the summer months.

Located in the popular town of Sutton Coldfield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A38, M6 and Sutton Coldfield train station.

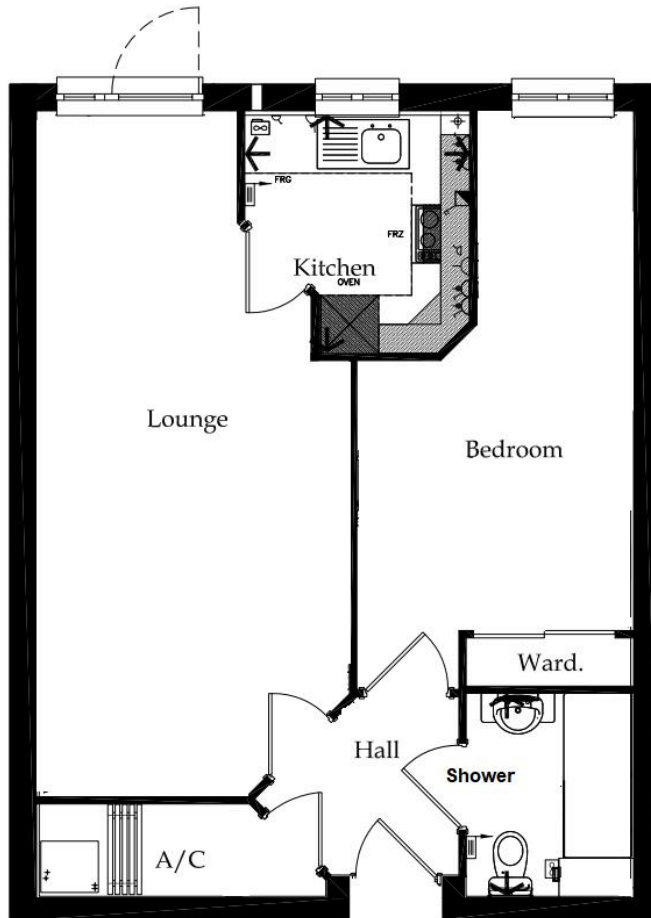
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.


Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Living	Length	23'-2" [7055]	max	Width	10'-6" [3210]	max	Flat Area 49.11 sq m 528.5 sq ft
Kitchen	Length	8'-1" [2465]	max	Width	7'-8" [2325]	max	
Bathroom	Length	6'-11" [2100]	max	Width	5'-7" [1700]	max	
Bedroom 1	Length	17'-6" [5335]	max	Width	9'-4" [2840]	max	

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		81	86
		EU Directive 2002/91/EC 	



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