

31 Sorrento Court

Wake Green Road, Birmingham, West Midlands, B13 9HB



PRICE: £70,000

Lease: 125 years from 1996

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR OFFERED FOR SALE WITH NO CHAIN Sorrento Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 32 properties arranged over 4 floors. The development is set in well maintained grounds with parking where available. It is conveniently situated for Moseley village with its many shops and amenities and it has its own little community with an active residents social program. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge and Communal Laundry
Rear Residents' Garden
24 hour emergency Appello call system
Security door entry system
Minimum Age 60

Guest Suite
Development Manager
Lift
Lease 125 years from 1996



**For more details or to make an appointment to view, please contact
Charlotte Harvey**

Flat

Approx. 44.0 sq. metres (473.6 sq. feet)



Total area: approx. 44.0 sq. metres (473.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/24

Annual Ground Rent:

£566.08

Ground Rent Period Review:

Next Uplift 2040

Annual Service Charge:

£3,851.86

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.