





Property Description

A well-presented ground floor apartment in the popular Knights Court retirement complex, within walking distance to village shops, pubs, and restaurants and within close proximity to local train station. Briefly comprising lounge/dining room with feature fireplace, kitchen with built-in appliances, bedroom with fitted wardrobes, shower room, secure door entry system and emergency pull cords. In addition there is a communal lounge, laundry, gardens and communal parking

Approach

Accessed by security entry system into communal hallway, leading to personal entry door for apartment.

Entrance Hallway

Door leading into storage cupboard providing coat hooks and shelving space, door into lounge/dining room.

Lounge / Dining Room

UPVC double glazed security door with matching side panels leading to patio area, feature fireplace with electric fire fitted and wall mounted electric storage heater.

Kitchen

Fitted with a range of base and wall mounted units, with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include, electric oven and induction hob with cooker hood above, integrated dishwasher, space for fridge freezer, under cupboard lighting and UPVC window to the rear.

Bedroom

UPVC double glazed window to the rear, wall mounted electric storage heater, bi-fold mirror fronted double wardrobe providing hanging and shelving space.

Shower Room

Fitted with a suite comprising low level WC, wash hand basin set into vanity unit with storage below, accessible walk-in shower with shower screen with wall mounted shower and handrail, fully tiled walls, wall mounted electric heater, mirror with light and shaver socket, extractor fan.

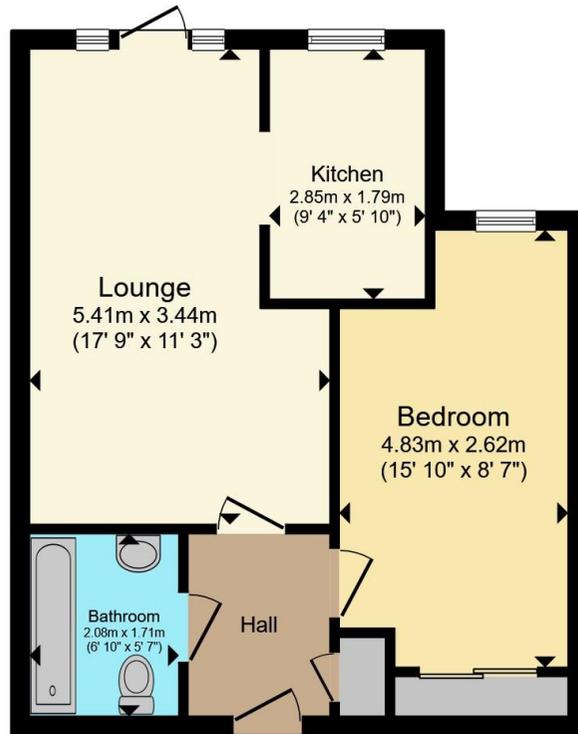
Parking

Communal parking to the front of the building.

Agent's Note

Emergency pull cords, communal laundry room and sitting room on ground floor, communal gardens, manager on site, Careline facilities, guest suite available by appointment for overnight accommodation.





Total floor area 43.4 m² (467 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Atkinson Stilgoe on

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: C Council Tax
 Band: B

Service Charge:
 3876.08

Ground Rent:
 395.00

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106806

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.atkinsonstilgoe.com | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAL106806 - 0004