



APT 17 COPT HEATH MANOR, 1300 WARWICK ROAD, KNOWLE, B93 9LQ
ASKING PRICE OF £299,950





PROPERTY OVERVIEW

A rare opportunity to purchase this luxury first floor apartment within easy access of Knowle village, Copt Heath Golf Course and the M42 motorway and all motorway links. This luxury apartment has been realistically priced and offers no upward chain. The accommodation in more detail comprises of :-

APPROACH TO THE PROPERTY

Approached via the main reception area with lift and staircase to the first floor leading to :-

APARTMENT 17

RECEPTION HALL

Having a double central heating radiator, storage cupboard housing the Potterton central heating boiler, useful oak cupboard, central heating thermostat and door leading to :-

OPEN PLAN LOUNGE KITCHEN

30' 6" x 13' 2" (max) (9.30m x 4.03m)

LOUNGE AREA

Having double glazed sash style window and door leading out to the balcony, two double central heating radiators, tv point, two ceiling light points and open aspect through to :-

LUXURY FITTED KITCHEN

10' 0" x 10' 7" (3.06m x 3.23m) Having an extensive range of base cupboards and drawers with granite work surface over, one and a half bowl sink unit with mixer tap over, extensive range of Bosch appliances including a microwave, four ring gas hob, double oven, dishwasher, larder fridge and freezer, wine rack, recessed lighting and power points.

MASTER BEDROOM

15' 10" x 10' 5" (4.84m x 3.20m) Having a double glazed window overlooking the balcony, double central heating radiator, tv point, two built-in double wardrobes and further door leading through to :-

EN-SUITE BATHROOM

Being fully tiled comprising of a panelled bath, wall mounted wash hand basin, low flush wc and double shower cubicle with fitted shower.

BEDROOM TWO

11' 8" x 8' 9" (3.58m x 2.69m) With double glazed window overlooking the balcony, double central heating radiator and tv point.

BATHROOM

Being fully tiled comprising of a modern white suite, panelled bath with mixer tap and shower attachment, wall mounted wash hand basin, low flush wc and heated towel rail

SECURE PARKING

There are two secure underground parking spaces.

BASEMENT

There is a large walk in storage space in the basement.

COMMUNAL GARDENS

There are communal gardens for all apartments which are well maintained and manicured.

TENURE

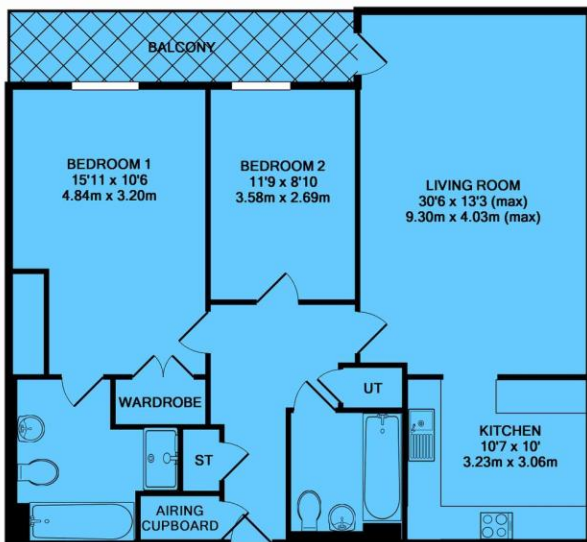
Leasehold

VIEWING

Via Xact in Knowle on 01564 777284.

COUNCIL TAX

Band E



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2016

