

# ginger



550 Kenilworth Road  
Balsall Common, Coventry, , CV7 7DQ

Asking Price Of £140,000

# Property Features

---

- Independent retirement living in Balsall Common
- 1 Bedroom, first floor apartment
- Central village location
- Communal lounge- lovely
- Living room with garden views
- Well appointed kitchen
- Master bedroom with garden views
- Bathroom with shower

## Full Description

---

### KNIGHTS COURT DEVELOPMENT

McCarthy and Stone offers independent, active living for retirement age occupants. Located on Kenilworth Road within a few minutes walk to the village centre offering an abundance of shops, mini-supermarkets and facilities. The medical centre and dental surgery is easily accessible too.

This development benefits from an on-site house manager and 24-hour care line response. A wonderful community spirit with communal lounge, guest suite, launderette and beautiful communal gardens. Coffee mornings and a regular fitness class are some of the events that are organised. There is unallocated parking on the development.

The apartment benefits from door entry system and the house manager's office is open Monday - Friday 9am-5pm.

### APARTMENT IN BRIEF

Located on the 1st floor and offering a neutrally presented apartment having the benefit of spacious living /dining room with garden views. Welcoming entrance hallway with door entry security system and emergency pull cord control. The hallway also benefits from large cupboard space, perfect to store your ironing board and vacuum. The master bedroom is spacious having mirror-fronted built-in wardrobes again with garden views. The bathroom offers a bath with shower over and grab-rail assistance. The kitchen is conveniently located just off the living space and is well-equipped with integral appliances.

The communal gardens are tranquil and beautifully presented with a number of areas to sit and enjoy the fresh air and sunshine. The development benefits from communal parking with disabled spaces too.

### HALLWAY

7' 9" x 6' 10" (2.38m x 2.09m)

Welcome inside the cosy apartment. The moment you step inside





the hallway you can feel the space on offer. Neutrally presented hallway with large storage cupboard- ideal to store away the cleaning materials and coats. Alarm control system and door access control phone.

#### LOUNGE/DINER

10' 9" x 19' 0" (3.29m x 5.81m)

This is a lovely, bright, comfortable space having the benefit of large double glazed window delivering plenty of natural light into the room. A great relaxing room and perfect for inviting your friends over for a coffee and catch up. Plenty of space for your sofa, reclining chair and space for dining table next to the window to enjoy the garden view. There is a coal-effect electric fire and surround being the focal point of the living room, Dimplex electric heater, telephone point and emergency pull cord.

#### KITCHEN

7' 5" x 4' 9" (2.27m x 1.46m)

The kitchen has been carefully designed with everything you need at hand. A neutral beech effect range of wall and base units with contrasting surface, vinyl flooring and splash back tiles. A number of integral appliances include fridge, freezer, Micromat microwave, AEG single oven and grill, AEG electric hob and AEG extractor hood. In addition a wall mounted heater and emergency pull cord. The kitchen also enjoys a view of the garden.

#### BEDROOM

9' 0" x 13' 6" (2.76m x 4.13m)

The bedroom is neutrally presented having the benefit of built-in mirror-fronted wardrobes. There is plenty of space here for your bedroom storage furniture plus the most enjoyable view of the gardens to wake up to. Mid height wall sockets, telephone point, emergency pull cord and Dimplex electric heater.

#### BATHROOM

5' 6" x 6' 9" (1.68m x 2.07m)

The bathroom offers good space, neutrally presented having the benefit of a bath with mains fed shower over and safety grab rails. W.C and Armitage Shanks wash-basin with vanity storage and mirror above. Electric heated towel rail to keep your fluffy towels snug for when you finish your shower, wall mounted heater all finished with light shaded wall tiling.

#### OUTSIDE SPACE

The development offers communal gardens to both front and rear. Beautifully tended with a selection of restful areas to soak up the peace and quiet, sunshine and enjoy the company of other residents. Balsall Common benefits from local parks and open countryside near by if you enjoy tranquil walks or a ramble. Parking is offered on a communal basis with disabled parking bays closer to the front door.



ginger  
— Estate Agents —

## TECHNICAL INFORMATION

We are advised this property is leasehold with 125 year lease from 2005, please seek confirmation from your legal representative.

The management advise that the service charge is currently £3116.12 for period 2018 - 2019

Annual ground rent £460.00 paid half yearly. This has just undergone review and we await confirmation of 2019-2020 service charge. We are advised the council tax is payable to Solihull MBC. We are advised the council tax is approx. £1363.91, again please seek your own confirmation

There is a guest room that can be booked for relatives or friends at a fee of approx. £25 for double or £20 single per night.

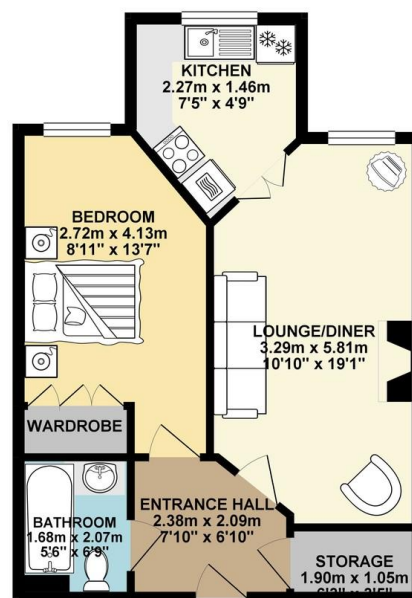
Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Our room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor.

Purchaser please note, due to law changes with anti-money laundering, estate agents are now obligated to carry out AML checks on purchasers. You will be required to provide information to assist with our checks.

All information we provide is in good faith and as a general guide to the property. Details have been verified by the sellers to be a true and accurate description.

GROUND FLOOR 45.74 sq. m.  
( 492.34 sq. ft. )



TOTAL FLOOR AREA: 45.74 sq m ( 492.34 sq. ft. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only by prospective purchaser. The layout, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 60015

Knights Court, 1 Bedroom

%epcGraph\_c\_1\_339%

Blacksmiths Corner  
68 Balsall street  
Balsall Common  
Warwickshire  
CV7 7AP

www.gingerhomes.co.uk  
info@gingerhomes.co.uk  
01676 533585

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements