







### Property Description

A spacious two bedroom first floor apartment situated in the centre of Balsall Common village, with good access to shops, train station, schools and amenities, briefly comprising of communal entrance hall, lounge, kitchen, two double bedrooms and bathroom. NO CHAIN

### Approach

Communal door leads to staircase to the first floor, in turn leading to the personal entrance door to lounge etc...

### Lounge

18' 6" x 11' 2" ( 5.64m x 3.40m )

Having feature fire place, wood effect flooring, double doors leading to balcony, wall mounted intercom system.

### Kitchen

11' x 7' 3" ( 3.35m x 2.21m )

Fitted with base and wall mounted units, work surfaces, stainless steel sink and drainer unit with mixer tap, electric cooker point, space and plumbing for automatic washing machine, space for fridge freezer window to the rear.

### Hallway

With door leading to:

### Bedroom One

11' 2" x 10' 7" ( 3.40m x 3.23m )

Having window to the front.

### Bedroom Two

11' x 10' 7" ( 3.35m x 3.23m )

Window to the rear

### Bathroom

Fitted with a white suite comprising of bath with mixer tap, low level W/C, wash hand basin with mixer tap fitted into vanity unit, heated towel rail, obscure glazed window to the side.

### Balcony

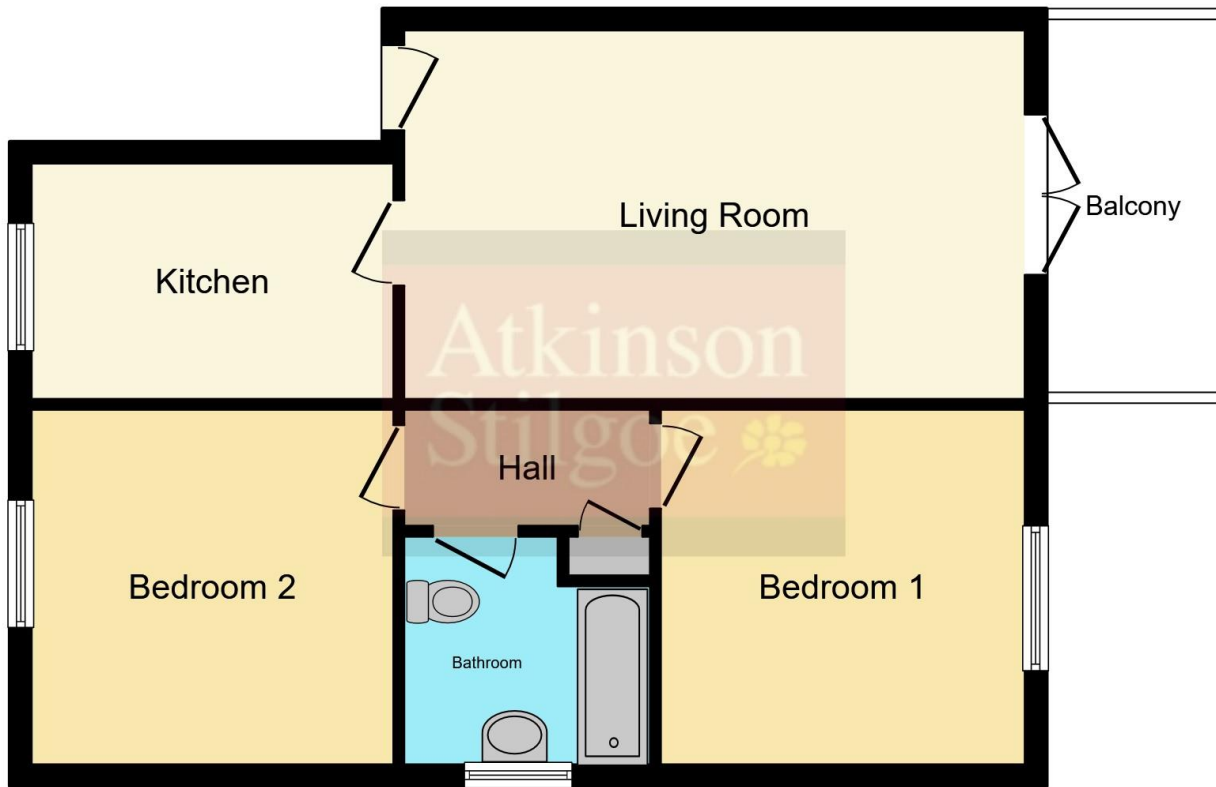
Doors from the lounge lead to balcony with space for table and chairs.

### Outside

There is communal parking.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [atkinsonstilgoe.co.uk/Property/BAL105293](http://atkinsonstilgoe.co.uk/Property/BAL105293)**

This is a Leasehold property with details as follows; Term of Lease 110 years from 24 Jun 2003. 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.

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