





## Property Description

A spacious two-bedroom top 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. Allocated single garage.

## Approach

Communal door leading to staircase rising to the first and second floors in turn leading into personal apartment entrance; front door through to lounge.

## Lounge

18' 6" x 11' 3" ( 5.64m x 3.43m )

Having double doors leading to balcony; feature fireplace.

## Kitchen

11' 1" x 7' 4" ( 3.38m x 2.24m )

Fitted with base and wall mounted units, complimentary work surfaces and stainless steel sink and drainer unit. Electric oven and hob, space and plumbing for automatic washing machine and space for fridge freezer; window to rear.

## Hallway

With door leading to :

## Bedroom One

10' 7" x 11' 3" ( 3.23m x 3.43m )

Window to front.

## Bedroom Two

10' 7" x 11' 1" ( 3.23m x 3.38m )

Window to rear.

## Family Bathroom

Fitted with a white suite comprising of bath unit with shower over, low-level WC and wash hand basin.

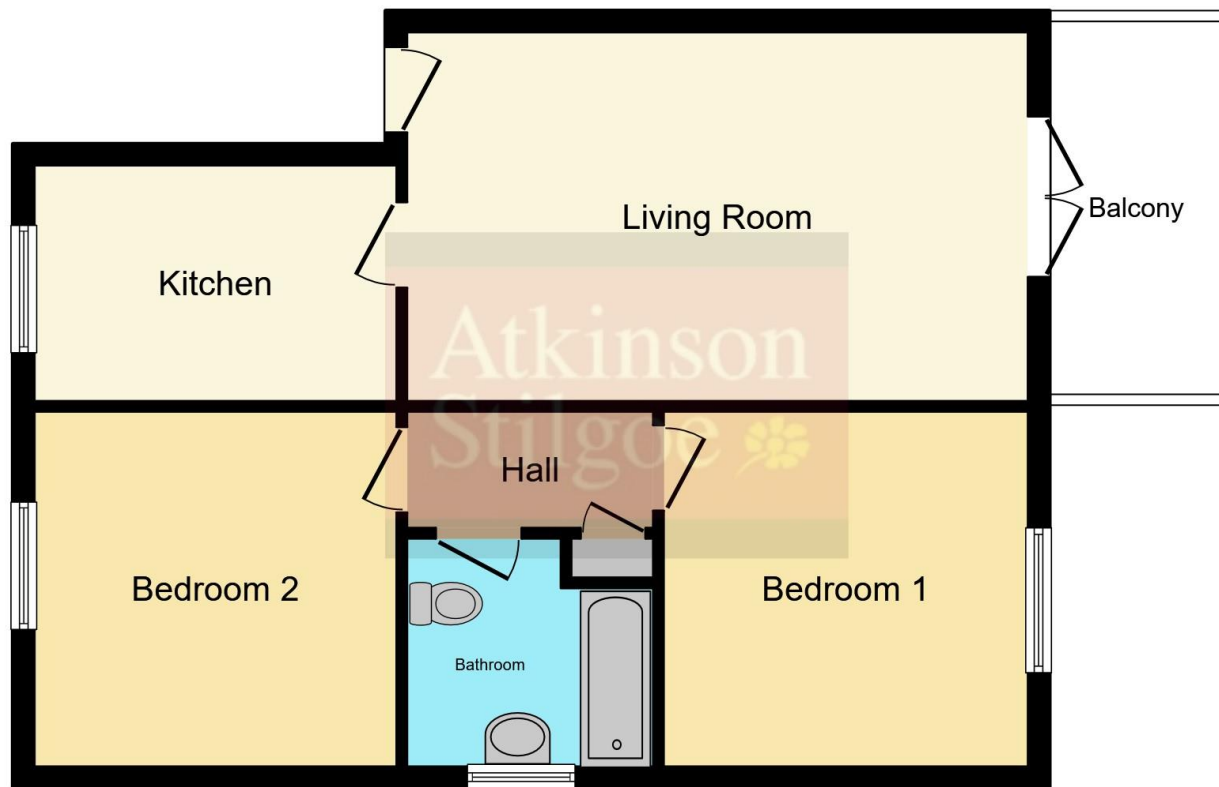
## Balcony

French doors from the lounge lead onto balcony with space for table and chairs.

## Outside

There is communal parking and a single garage.





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: D**

Tenure: Leasehold

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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



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Property Ref: BAL105614 - 0007