





## Property Description

A high specification two bedroom, two bathroom ground floor luxury apartment situated on the exclusive over 55's development of Albany Meadows on the edge of the village of Balsall Common with good access to Kenilworth and Knowle, set in beautiful countryside location having light and airy lounge, open plan kitchen with appliances, allocated parking and lovely communal hotel style lounge, communal gardens, external CCTV, onsite manager 9-5 daily and structural warranty.

## Approach

Front door leads through to:

## Entrance Hallway

12' 3" x 11' 4" ( 3.73m x 3.45m )

Built in storage cupboard, further cupboard housing the heating system, wall mounted video entry phone system with wellbeing call technology, door through to:

## Lounge

17' 9" x 15' 6" ( 5.41m x 4.72m )

Light and airy room having patio door to the front, full length picture window to the side,

## Open Plan Kitchen

11' 6" x 7' 7" ( 3.51m x 2.31m )

Fitted with an extensive range of base and wall mounted units, deep pan drawer units all with soft closures, complementary Granite work surfaces, sink and drainer unit with mixer tap, a range of built in Bosch appliances to include; four ring induction hob with cooker hood above, electric oven and grill with combination microwave, built in fridge freezer, dishwasher and washing machine, ceramic tiled floor, ceiling down lighters, and window to the side.

## Master Bedroom

14' 7" x 14' 2" maximum ( 4.45m x 4.32m maximum )

Built in wardrobes providing hanging and shelving space, dual aspect, having full length feature window to the side, further window to the front, door through to:

## Ensuite

Fitted with a Roca white suite comprising of double walk-in shower cubicle with twin head mains shower fitted, wash hand basin with mixer tap fitted into vanity unit, low level WC, wall mounted cosmetics cabinet, heated towel rail, ceramic tiled floor, emergency call button.

## Bedroom Two

12' 9" x 8' 2" ( 3.89m x 2.49m )

Window to the front.

## Bathroom

Fitted with a white Roca contemporary suite comprising of bath with glass shower screen with shower over, wash hand basin with mixer tap fitted into vanity unit, low level WC, heated towel rail, ceramic tiled floor.

## Outside

The property has communal gardens, communal lounge with log burner, tables, chairs, sofa's, TV, kitchen area, Bi-fold doors onto the green, seating area with large patio, in-house manager 9-5 daily, the service charge includes weekly cleaning of the apartment.





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.focalagent.com

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**EPC Rating: B**

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2018. 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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Tenure: Leasehold



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