

Atkinson Stilgoe \*\*

Winterdene Kenilworth Road Balsall Common

# Winterdene Kenilworth Road Balsall Common CV7 7EL







# **Property Description**

Newly decorated throughout with carpets, curtains, light fittings and bathroom suite. A two bedroom first floor apartment with stair lift, part of a retirement complex for over 58s, having an emergency monitoring system with pull cords in every room, a wearable pendant with emergency push button and emergency intercom which is monitored 24 hours a day, situated in the village with its local shops and facilities. Briefly comprising reception hall, kitchen, shower room, lounge, two bedrooms, one allocated parking space and communal gardens. No upward chain.

## **Approach**

The property is approached via covered porch with front door intercom system for entry to communal entrance, having a newly installed stair lift leading to a private entrance into the flat.

## **Entrance Hall**

Having radiator, two ceiling light points, doors leading into living room and bedrooms.

## Kitchen

10' 11" x 7' 2" ( 3.33m x 2.18m )

Having a range of base and wall mounted units with work surface, single bowl stainless steel sink with drainer, space for automatic washing machine, appliances to include fridge freezer, built in electric oven with four ring gas hob, wall mounted central heating boiler, double glazed window.

# Lounge

14' 2" x 8' 11" ( 4.32m x 2.72m )

UPVC double glazed bay window to front elevation, radiator, two ceiling light points.

## **Bedroom One**

10' 5" x 9' 11" ( 3.17m x 3.02m )

Double glazed wooden window to rear elevation, radiator, ceiling light point, optional free standing wardrobe with hanging and shelving space.

### **Bedroom Two**

10' 1" x 7' 10" ( 3.07m x 2.39m )

Wooden double-glazed window to the side, radiator, ceiling light point.

## **Shower Room**

7' 1" x 6' 5" ( 2.16m x 1.96m )

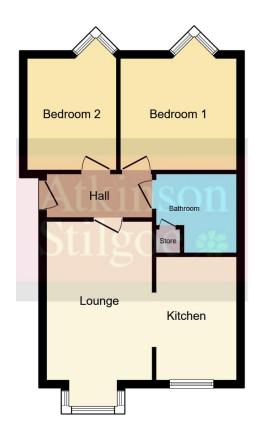
Newly fitted suite comprising low-level WC, wash hand basin fitted into vanity unit, double shower cubicle with opening sides with shower rail, wall mounted shower, radiator, extractor fan, ceiling light point, door leading into airing cupboard with shelving for storage, loft hatch giving access to large part boarded roof space with lighting.

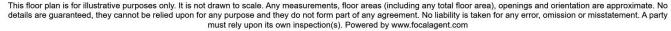
### **Communal Gardens**

A lockable communal store is also available.









**EPC** Rating: D

To view this property please contact Atkinson Stilgoe on

## T 01676 535234 E info@atkinsonstilgoe.co.uk

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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as





Tenure: Leasehold





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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