



Winterdene Kenilworth Road
Balsall Common CV7 7EL

for sale offers in the region of
£105,000



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 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.





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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150 Station Road Balsall Common
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EPC Rating: D Council Tax
 Band: C

Service Charge:
 1764.36

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL105926

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

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