







## Property Description

A beautiful and surprisingly large ground floor two bedroom apartment in the private Gables development in the heart of Balsall Common. Close to amenities, schools and Berkswell train station, and finished to a high specification throughout, this is the perfect opportunity for first time buyers and investors alike. No Chain

## Approach

Entrance to the communal foyer is gained via key and keypad entry system.

## Entrance Hallway

Cupboard housing the central heating boiler.

## Lounge/Kitchen/Diner

23' x 16' 4" ( 7.01m x 4.98m )

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include integral automatic washing machine, dishwasher, fridge freezer, electric/gas oven with four ring gas hob with cooker hood above and undercounter lights. Window to the front, two patio doors leading to communal patio area.

## Bedroom One

11' 5" Max x 10' 10" ( 3.48m Max x 3.30m )

Fitted wardrobes providing hanging and shelving space, window to the rear, door through to:

## En-Suite

Fitted with a suite comprising low-level WC, wash hand basin, shower cubicle with electric shower fitted, shaver point and extra extractor fan.

## Bedroom Two

10' 2" x 9' 11" ( 3.10m x 3.02m )

Fitted wardrobes providing hanging and shelving space, window to the rear.

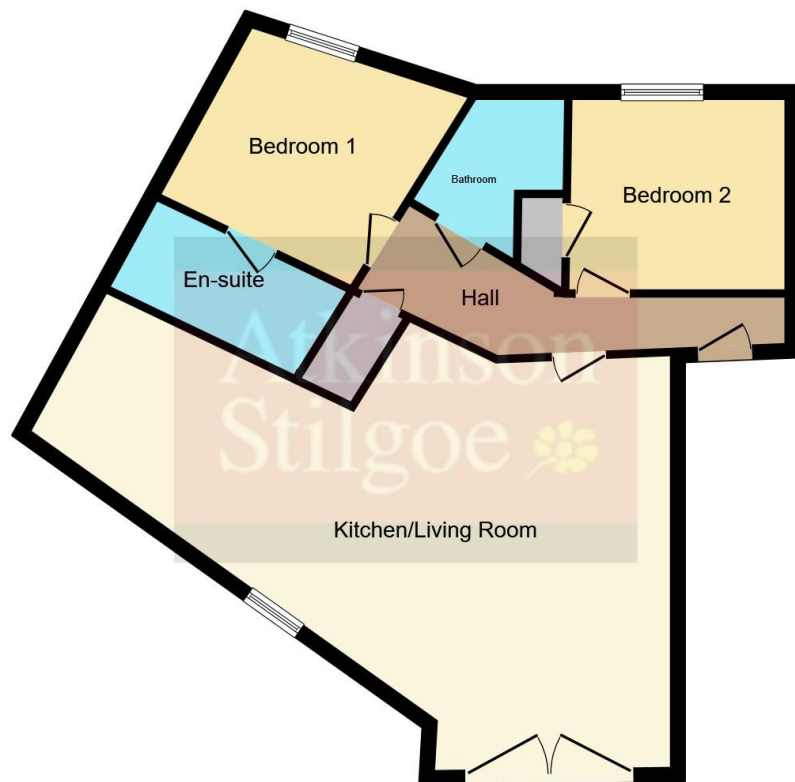
## Family Bathroom

Fitted with a sweet comprising wall hung WC, wash hand basin, bath with mixer tap and showerhead attachment, shaver point and extra extractor fan.

## Communal Area

The carpark has allocated parking, is accessed by remote automatic electric gates with a guest intercom.





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](http://www.focalagent.com)

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**EPC Rating: C**

**view this property online [atkinsonstilgoe.co.uk/Property/BAL106345](http://atkinsonstilgoe.co.uk/Property/BAL106345)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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: BAL106345 - 0004



Tenure: Leasehold

