





Property Description

A two bedroom, two bathroom first floor 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

Two windows to the front, built in storage cupboard.

Lounge/Kitchen/Diner

28' 9" Max x 20' 6" Max (8.76m Max x 6.25m Max)

Light and airy lounge with space for dining table leading to kitchen: Fitted with a range of base and wall mounted units with complementary granite work surfaces, sink and drainer units with mixer tap, appliances to include electric oven and combination microwave with induction hob and cooker hood above, integrated slimline dishwasher and fridge freezer, central heating boiler, windows to the front and rear.

Bedroom One

17' 5" x 10' 6" (5.31m x 3.20m)

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

Ensuite

Fitted with a suite comprising low-level WC, wash hand basin fitted into vanity unit, level access shower, heated towel rail and shaver point.

Bedroom Two

13' 1" x 10' 5" (3.99m x 3.17m)

Window to the rear.

Bathroom

Fitted with a suite comprising low-level WC, wash hand basin fitted into vanity unit, bath with mixer tap and shower over, shave a point, extractor fan and window to the rear.

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

To view this property please contact Atkinson Stilgoe on

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: B Council Tax
 Band: C

Service Charge:
 4892.64

Ground Rent:
 250.00

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106290

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.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.atkinsonstilgoe.com | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAL106290 - 0005

