

## **33 Knights Court**

**550 Kenilworth Road, Coventry, West Midlands, CV7 7DQ**



**PRICE: £130,000**

**Lease: 125 years from 2005**

### **Property Description:**

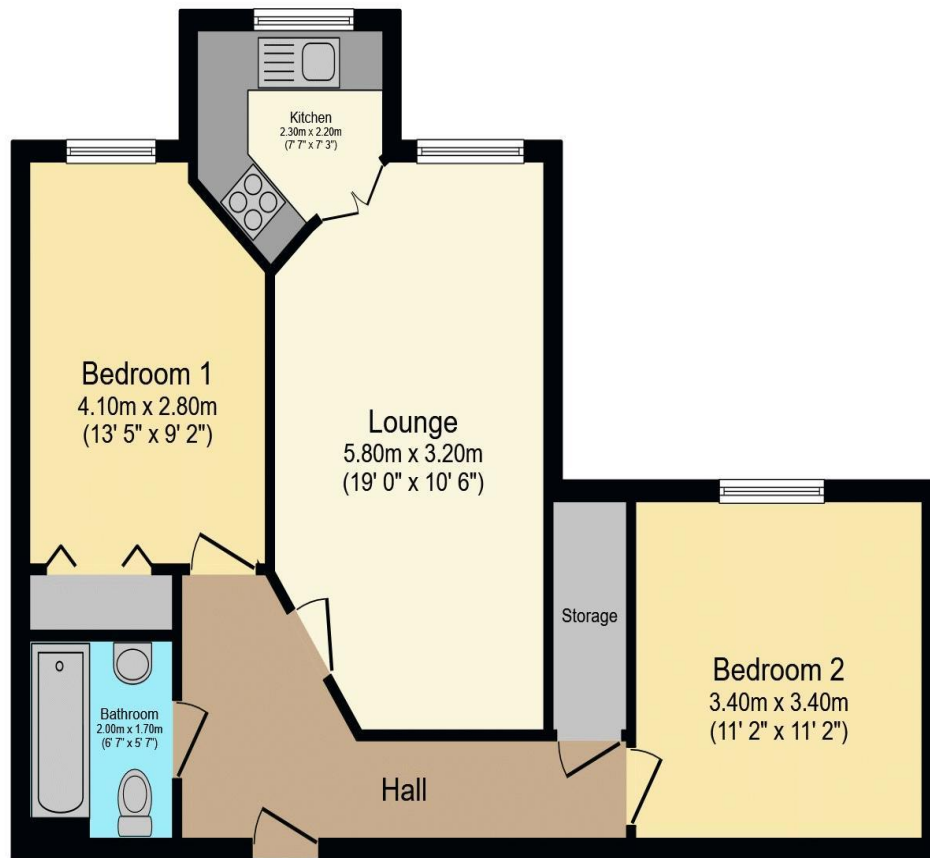
A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH NO GROUND RENT PAYABLE Located in the heart of Balsall Common Village, Knights Court was built in 2005 and comprises 35 retirement apartments for the over 60's. As well as offering easy access to local amenities, bus route and GP surgery, residents enjoy a communal lounge, laundry and well tended gardens. Friends and family can stay over in the guest suite and a lift serves the 3 floors. The Resident Manager can be contacted in the case of an emergency and when off duty, there is a 24 hour emergency Careline alarm system.. It is a condition of purchase that residents be over the age of 60 years, Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Balsall Common Village Location  
Residents' Lounge and Kitchen  
Well tended Communal Gardens  
Resident Manager  
Communal Laundry

Guest Suite  
24 hour emergency call system  
Minimum Age 60  
Lease 125 years from 2005

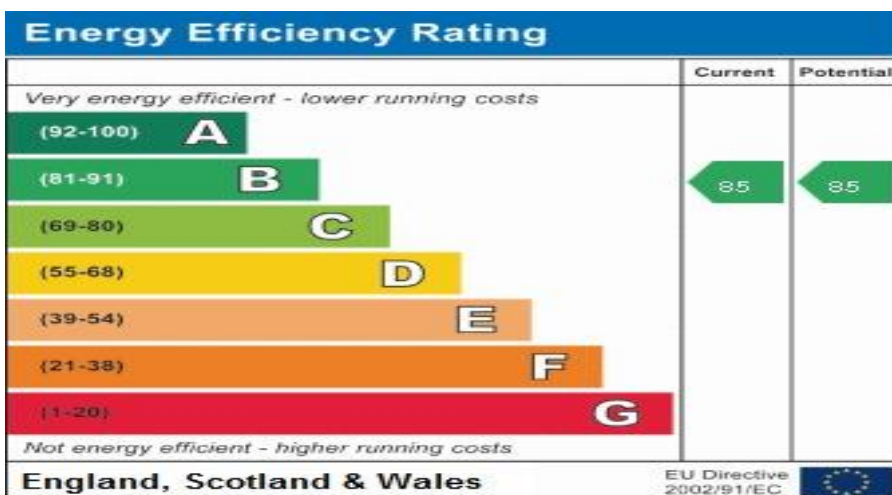


**For more details or to make an appointment to view, please contact  
Charlotte Harvey MNAEA**



Total floor area 59.8 m<sup>2</sup> (644 sq.ft.) approx

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).  
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**For Financial Year Ending:**

**28/2/25**

**Annual Ground Rent:**

**£n/a**

**Ground Rent Period Review:**

**Tbc**

**Annual Service Charge:**

**£3276.46**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**0% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.