



Apartment 2 Knightsbridge Court,  
West Bars S40 1AD

£139,500



WILKINS VARDY

# £139,500

COME AND TAKE A LOOK AROUND THESE IMPRESSIVE TOWN CENTRE APARTMENTS WITH 997 YEAR LEASES, NO GROUND RENT & MANAGEABLE SERVICE CHARGE

LIMITED TIME OFFER - 3 YEARS PARKING IN THE ADJOINING PAY & DISPLAY CAR PARK FOR AN ASKING PRICE OFFER

TAKE A VIRTUAL TOUR AROUND THIS SUPERB APARTMENT - EXECUTIVE TOWN CENTRE APARTMENT - GROUND FLOOR ONE BEDROOM - GRADE 2 LISTED COMPLEX - CONVERTED IN 2022

Sitting in the recently converted former court house buildings which sit prominently on Rose Hill within this architect designed Grade 2 listed building, this superbly appointed one bedroom ground floor apartment provides well planned accommodation which features a recently fitted

- OPEN DAY SATURDAY 8TH JUNE 11AM - 1PM
- \*\*\* VIRTUAL TOUR AVAILABLE \*\*\*
- Three Years Paid Parking Included on the Adjacent Car Park (limited time & terms apply)
- Grade 2 Listed Former Court House Conversion
- Fantastic Communal Entrance Hall with Curved Staircase
- Modern Kitchen with Integrated Appliances
- One Good Sized Bedroom & Modern Shower Room
- Entrance Hall with Plenty of Storage
- Live in a Statement Property in the Town Centre
- EPC Rating: D

## General

Electric Heating

Double glazed sealed units

Gross internal floor area - 64.8 sq.m./698 sq.ft.

Council Tax Band - TBC

Tenure - Leasehold

Secondary School Catchment Area - TBC

## Parking Incentive

Subject to availability. A three year parking permit will be provided upon an asking price offer being accepted prior to the end of June 2024.

The owner reserves the right to withdraw this offer at any time.

## Entrance Hall

Accessed off a fantastic communal hallway, this ground floor apartment has a small lobby area and a door into the property.

The apartments hall has a built-in airing cupboard housing the hot water tank. and plenty of space for storage

## Shower Room

Having a modern shower cubicle with mixer shower, floating wash hand basin with storage beneath and a low flush WC.

Chrome vertical ladder radiator.

Vinyl flooring.

## Bedroom

A front facing double bedroom with superb slatted windows almost spanning from floor to ceiling.

## Open Plan Living / Kitchen

23'10" x 19'9" (7.27m x 6.02m)

## Kitchen

Having a fitted range of matt finish wall and base units with a complimentary work surfaces and upstands and having a single bowl sink with mixer tap.

Integrated fridge freezer, oven, four ring hob with extractor above.

Space and plumbing for an automatic washing machine.

Vinyl flooring.

## Living Room

A good sized space with statement slatted windows and plenty of space for dining and entertaining.

## Outside

There are communal gardens surrounding the property and access to a communal bin store.

Three years paid parking will be provided on the adjacent pay and display car park for an asking price offer.

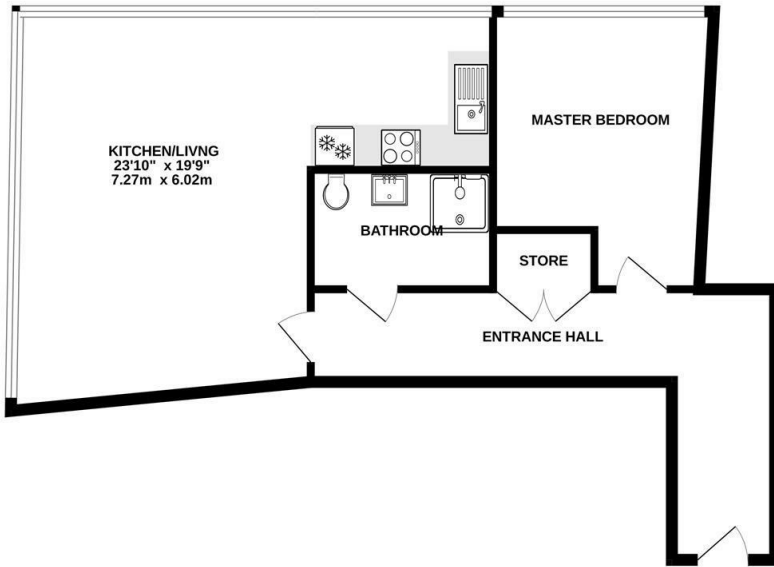
## Lease Details

The property is leasehold tenure with an unexpired term of 997 years.

The is no annual ground rent and the annual service charge is £1511 per year which includes buildings insurance and maintenance of all communal areas.



GROUND FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq ft. (64.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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VIEWINGS

SCHOOL CATCHMENT AREAS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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