





Property Description

****GROUND RENT AND SERVICE CHARGE PAID UNTIL SEPTEMBER 2026****

A lovely presented ground floor retirement apartment situated in the popular Knight Court retirement complex within walking distance to Balsall Common Village with its local shops and amenities. Briefly comprising of lounge/dining room, kitchen, bedroom and outside patio area, the property also benefits from a newly fitted boiler which also has an ongoing breakdown and annual service plan, new carpets and flooring throughout and newly decorated. There is also a communal lounge and on-site manager. No upward chain.

Approach

Communal entry door leads through to:

Entrance Hallway

Storage cupboard, emergency pull cord and call box, new carpet.

Lounge / Diner

19' 1" Maximum x 10' 7" (5.82m Maximum x 3.23m)

With window and patio doors to the rear overlooking and leading to communal garden, feature fireplace with electric fire fitted, emergency pull cord and newly carpeted throughout.

Kitchen

7' 6" Max x 7' 5" Max (2.29m Max x 2.26m Max)

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer units with mixer tap, appliances to include electric oven with electric hob and cooker hood above, microwave, newly fitted integrated fridge and freezer, emergency pull cord and window to the rear overlooking garden.

Bedroom

15' 7" Max x 9' (4.75m Max x 2.74m)

With fitted wardrobes providing hanging and shelving space, emergency pull cord, new carpet fitted and window to the rear.

Shower Room

Fitted with a white suite comprising of low-level WC, wash hand basin fitted into vanity unit, shower cubicle with electric shower fitted, extractor fan, shaver point, heated towel rail and emergency call button.

Front Of Property

To the front of the property, there is a communal parking area communal entry door.

Rear Of Property

To the rear of the property, there is a patio area with direct access to the car park.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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

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

Service Charge:
3876.08

Ground Rent:
397.00

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106453

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2005. 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.

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