







## Property Description

Located on the second floor this two-bedroom duplex apartment offers comfortable living in a prime location. Benefiting from gas central heating and double glazing and newly fitted flooring throughout, the property ensures warmth and energy efficiency all year round. Briefly comprising spacious lounge, kitchen, family bathroom, two double bedrooms. Conveniently situated close to local amenities, shops, primary and secondary schools and eateries, just a short walk from the train station, offering excellent transport links

## Approach

Front door leads through to:

## Entrance Hallway

Staircase rising to the first floor.

## Kitchen

10' 7" x 10' 6" ( 3.23m x 3.20m )

Newly 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 freestanding electric oven with hob and cooker hood above, space and plumbing for automatic washing machine, space for fridge, Worcester central heating boiler fitted four years ago, pantry and window to the front.

## Lounge

14' 11" x 10' 5" ( 4.55m x 3.17m )

Window to the rear and patio door leading to Juliet balcony and under stairs storage cupboard.

## Bedroom One

14' 11" Max x 10' 5" ( 4.55m Max x 3.17m )

Airing cupboard providing storage, window to the rear.

## Bedroom Two

10' 6" x 9' 8" ( 3.20m x 2.95m )

Built in wardrobes providing hanging and shelving space and window to the front.

## Family Bathroom

Newly fitted with a white suite comprising of low-level WC, wash hand basin, bath with mixer tap and shower over and obscure glaze window to the front.

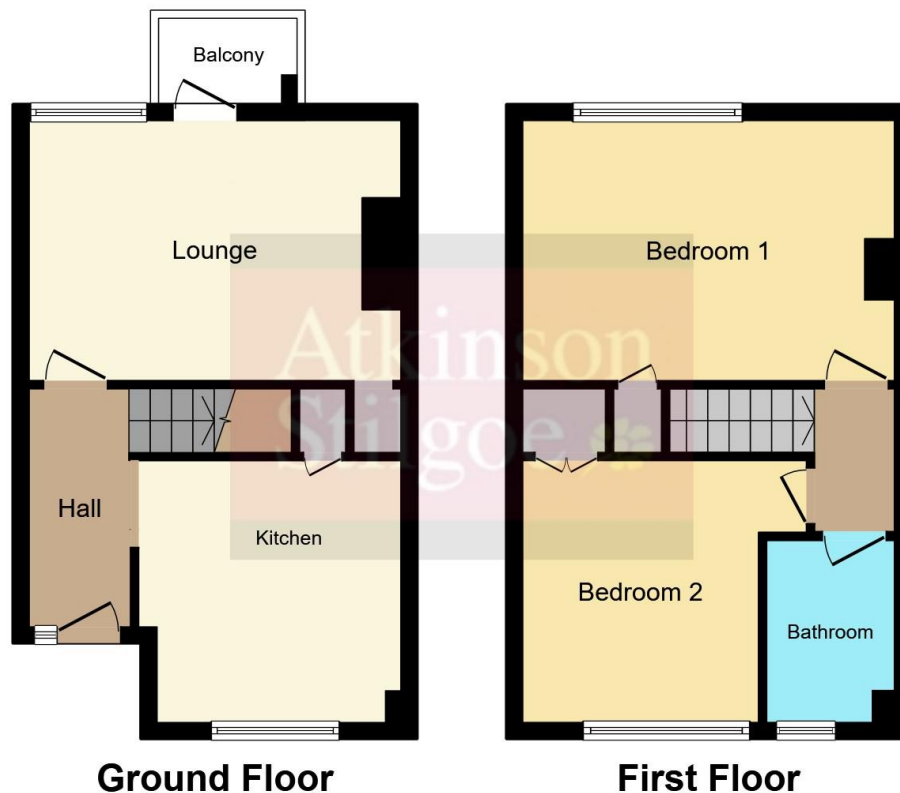
## Outside

Communal area, storage shed and parking.

## Agents Note

Approximately 92 years remaining on the lease.





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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: A

Service Charge:  
 1068.00

Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [atkinsonstilgoe.co.uk/Property/BAL106538](http://atkinsonstilgoe.co.uk/Property/BAL106538)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Aug 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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