





Property Description

This well-presented first-floor, two-bedroom retirement apartment offers comfortable, low-maintenance living within a friendly and secure community for residents aged 60 and over. The property features a bright lounge/dining room, a practical fitted kitchen, and a modern shower room designed with ease of access in mind. Both bedrooms provide ample space for furnishings and storage. Residents benefit from a range of on-site facilities, including a welcoming residents' lounge, communal laundry room, and a convenient guest suite for visiting family or friends. A lift to the first floor, and a 24/7 emergency call system offers added reassurance and peace of mind.

Set within well-maintained communal grounds, this apartment is ideal for those seeking independence with the comfort of supportive amenities close at hand.

Approach

Via front door into entrance hallway.

Entrance Hallway

Features include an illuminated light switch and emergency pull cord for added peace of mind. A generous airing cupboard houses the insulated hot water tank and electric meters, with useful built-in storage with doors leading to the living room, both bedrooms and the modern shower room.

Lounge / Diner

The room features a storage heater, an emergency pull cord provides added reassurance. A stylish feature fireplace with flame-effect electric fire, archway leading to kitchen, window to the rear with views over the communal gardens.

Kitchen

Fitted with base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit, appliances to include electric oven with extractor fan above and fridge freezer.

Bedroom One

Built-in mirror fronted wardrobes providing hanging and shelving space, storage heater, emergency pull cord and window to the rear.

Bedroom Two

Built in wardrobes providing hanging and shelving space, storage heater, emergency pull cord 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, fully tiled, extractor fan and heated towel rail.

Outside

Communal parking to the front and rear of the property.

Communal Areas

Includes kitchen area, laundry, lounge with seating area, doors leading out to lovely communal gardens, guest suite available for visitors at a discounted price of £20 for a single room and £25 for a double.

Communal Gardens

To the front of the property there are gardens with walkway through to large communal garden, laid mainly to lawn, trees, shrubs and borders, seating area to the front and rear of Rose Court, there is plenty of communal parking.

Agents Note

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Buyer Aml Payments

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.





Total floor area 64.4 m² (693 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). Powered by www.propertybox.io



To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: C Council Tax
 Band: C

Service Charge:
 5720.00

Ground Rent:
 553.68

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106729

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1988. 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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