





Property Description

A well-presented ground floor apartment in the popular Knights Court retirement complex, within walking distance to village shops, pubs, and restaurants and within close proximity to local train station. Briefly comprising lounge/dining room with feature fireplace, kitchen with built-in appliances, bedroom with fitted wardrobes, shower room, secure door entry system and emergency pull cords. In addition there is a communal lounge, laundry, gardens and communal parking. No upward chain

Approach

Accessed by security entry system into communal hallway, leading to personal entry door for apartment.

Lounge

Good size lounge, feature fire place with electric fire fitted patio door to the rear leading to patio area.

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include electric oven and microwave with electric hob and cooker hood above, integrated fridge and freezer.

Bedroom

Fitted wardrobes providing hanging and shelving space, window to the rear.

Shower Room

Fitted with a white suite comprising of low level WC, wash hand basin and shower cubicle.

Outside

Parking

Communal parking to the front of the building.

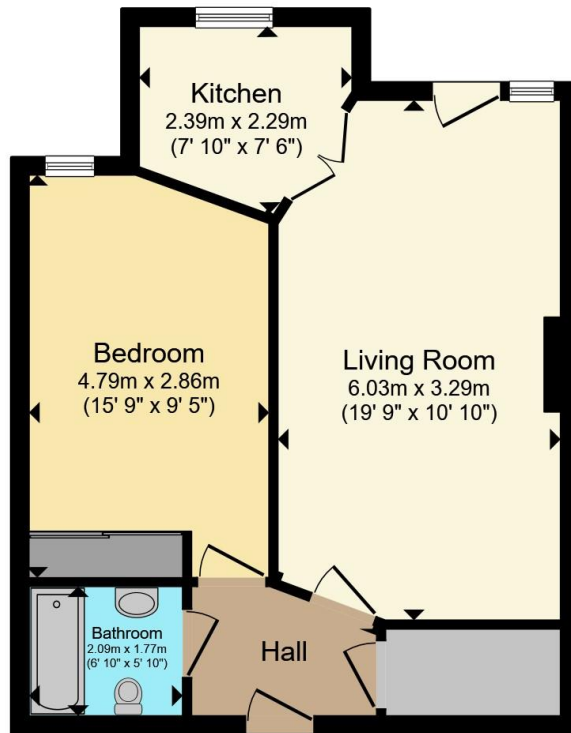
Agent's Note

Emergency pull cords, communal laundry room and sitting room on ground floor, communal gardens, manager on site, Careline facilities, guest suite available by appointment for overnight accommodation.

Buyer Aml Fee

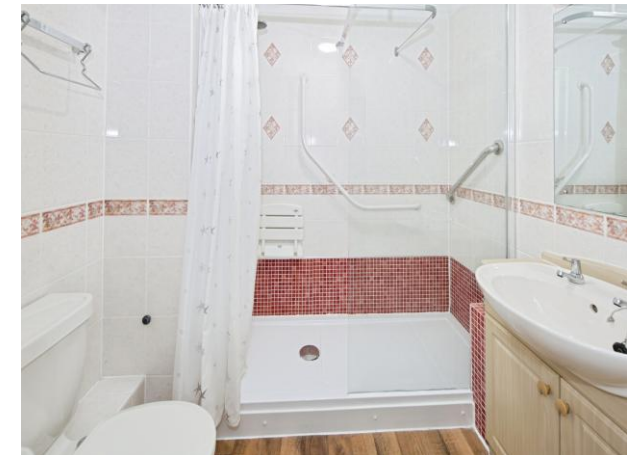
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 45.4 m² (489 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

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: C Council Tax
 Band: B

Service Charge:
 4000.00

Ground Rent:
 395.00

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106916

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.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.atkinsonstilgoe.com | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAL106916 - 0004