





## Property Description

A first floor well presented apartment in the popular Knights Court 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, two bedrooms, main bathroom, secure door entry system, emergency pull cords. In addition there is a communal lounge, laundry, gardens and communal parking. Offered with no upward chain.

## Approach

Communal entrance door leads through to:

## Entrance Hallway

Airing cupboard providing storage.

## Lounge/Diner

17' 7" Maximum x 11' 2" Maximum ( 5.36m Maximum x 3.40m Maximum )

Feature fireplace with electric fire fitted, patio doors leading to Juliet balcony to the side, emergency pool cord.

## Kitchen

8' 11" x 5' 9" ( 2.72m x 1.75m )

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 hob with cooker hood above, integrated fridge and freezer and window to the side.

## Bedroom One

13' 7" Maximum x 9' 2" ( 4.14m Maximum x 2.79m )

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

## Bedroom Two

8' 6" x 8' 5" ( 2.59m x 2.57m )

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

## Shower Room

Fitted with a white suite and pricing of Lola for WC, wash hand basin fitted into vanity unit, separate shower cubicle with electric shower fitted, extractor fan, shaver point and heated towel rail.

## Outside

### Front Of Property

To the front of the property, there is a communal car park leading to communal entrance.

### Rear Of Property

Communal gardens with extensive lawn and seating areas.





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](http://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: C

Service Charge:  
 5200.00

Ground Rent:  
 397.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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