





### 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

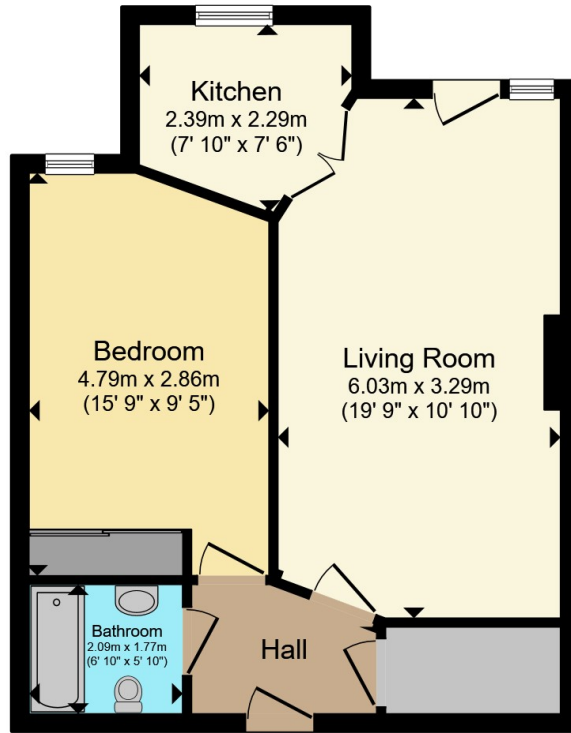
### Parking

Communal parking to the front of the building.

### Agent's Note

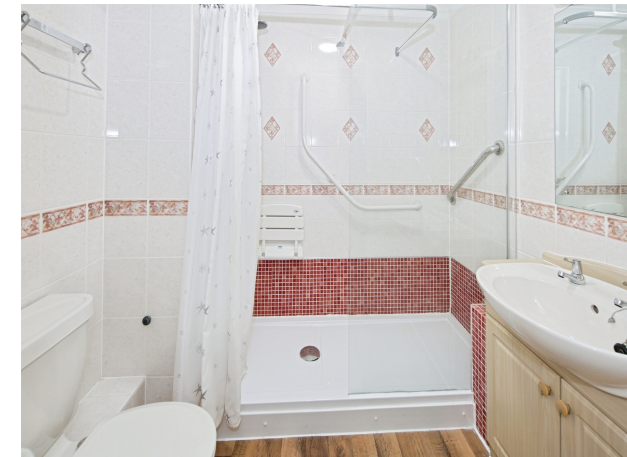
Emergency pull cords, communal laundry room and sitting room on ground floor, communal gardens, manager on site, Careline facilities, guest suite available by appointment for overnight accommodation.





Total floor area 45.4 m<sup>2</sup> (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](http://www.propertybox.io)



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

Service Charge:  
 4000.00

Ground Rent:  
 395.00

Tenure: Leasehold

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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



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