





Property Description

A lovely one bedroom ground floor apartment set back from the main road for over 55s located in Rose Court retirement complex, originally built by McCarthy and Stone, situated close to the village centre. Briefly comprising lounge, kitchen, one bedroom and bathroom. In addition, there are lovely communal areas to include good size lounge, communal gardens, laundry, parking, on-site manager and lift to the first floor. NO CHAIN

Approach

Via front door into entrance hallway.

Lounge

Window to the rear, feature fireplace with electric fire fitted, electric heaters, patio doors giving direct access to car park.

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit, appliances to include electric oven with four ring electric hob and cooker hood above and space for fridge freezer.

Bedroom One

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

Bathroom

Fitted with a beige suite comprising of low level WC, wash hand basin fitted into vanity unit, bath with shower over and shower curtain, extractor fan and electric heated towel rail.

Outside

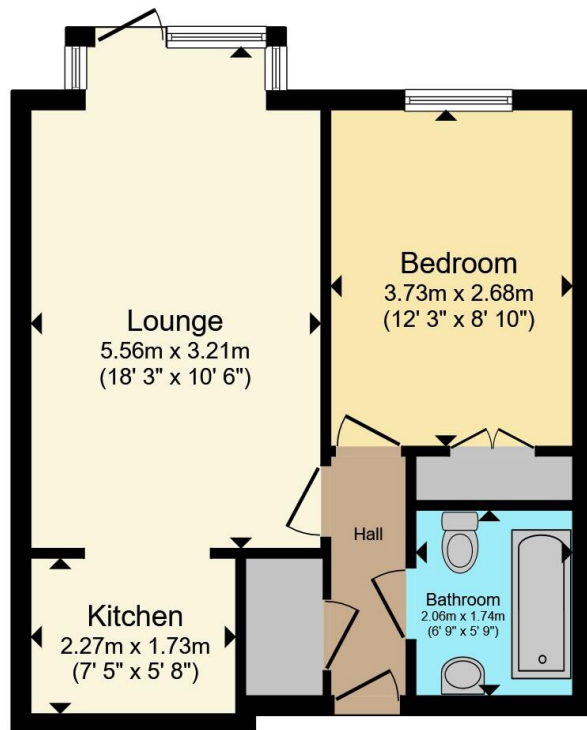
Communal Areas

Includes kitchen area, laundry with seating and TV, 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.





Total floor area 40.7 m² (438 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: D Council Tax
 Band: B

Service Charge:
 2600.00

Ground Rent:
 450.00

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106688

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.

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: BAL106688 - 0003