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Estate Agents









# Apartment 19 Chancel Court, Solihull, B91 3DS

Price Guide £229,500

- Modern Ground Floor Apartment
- Two Bedrooms (Master En-suite)
- Spacious Lounge
- Recently Redecorated Throughout
- Secure Underground Parking Space
- No Chain
- Energy Efficiency Rating - C

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# 19 Chancel Court, Solihull, B91 3DS

Situated within easy walking distance of Solihull Town Centre, a fantastic opportunity to acquire a beautifully presented two bedroom, GROUND FLOOR apartment which has been immaculately maintained and RECENTLY redecorated. The apartment benefits from gas central heating, double glazing. The property is set within a gated development and briefly comprise:- communal entrance hall with staircase and lift, reception hall, attractive living room, fitted kitchen, two double bedrooms with fitted wardrobes, Master bedroom with ensuite shower room, bathroom, secure allocated underground parking space and communal gardens. No Chain.



**APPROACH**
The property is situated in this popular gated development within close proximity of Solihull town centre and has the benefit of an underground parking space. There is a communal entrance with security intercom leading to Apartment 19 located on the ground floor with front door to:

**ENTRANCE HALL**
Two ceiling light points, doors radiating off to lounge, kitchen, bathroom, bedrooms, boiler cupboard housing Potterton Powermax boiler, further storage cupboard.

**SPACIOUS LOUNGE**
**18' 1" (5.51M) X 13' 1" (3.99M)**
Two double panel radiators, UPVC double glazed bay window to front aspect, telephone point, TV aerial point.



**KITCHEN**
**9' 1" (2.77M) X 6' 1" (1.85M)**
A modern fitted kitchen comprises a range of wall and base units with co-ordinated roll top work surface over, complementary tiling to splash prone areas, integrated four ring electric hob with extractor fan over, integrated fridge/freezer, space for washing machine and dishwasher, recessed spotlights, stainless steel single drain sink unit, double panel radiator and ceiling spotlights.



**BEDROOM ONE (FRONT)**
**14' 10" (4.52M) X 9' 1" (2.77M)**
Double panel radiator, ceiling light point, built-in double wardrobe, UPVC double glazed window to front aspect, door to:



**EN SUITE**
Modern white suite that comprises low level flush WC, pedestal hand wash basin, large shower enclosure with Mira thermostatic shower unit, complementary tiling to walls and splash prone areas, double panel radiator, ceiling light point, extractor fan and shaver point.

**BEDROOM TWO (FRONT)**
**12' 1" (3.68M) X 8' 10" (2.69M)**
Double panel radiator, ceiling light point, built-in single wardrobe, UPVC double glazed window to front aspect.

**BATHROOM**
A modern three piece suite comprising low level flush WC, pedestal hand wash basin, panel bath, complementary tiling to splash prone areas, double panel radiator, ceiling light point and extractor fan.



**COMMUNAL GROUNDS**
There are landscaped gardens surrounding the property that are lawned and interspersed with shrubbery and trees to the perimeter. There is gated pedestrian access to Church Hill Road.

**TENURE**
We have been advised that the property is Leasehold with 105 years left unexpired.

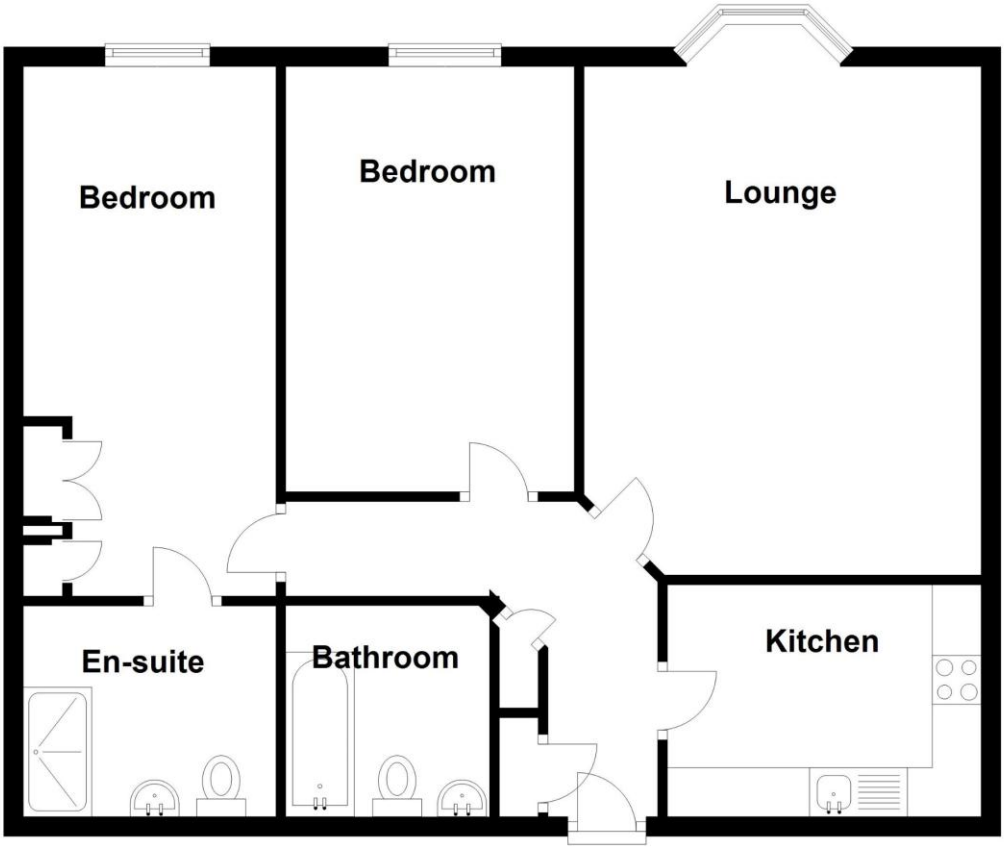
Ground rent - £150 per annum.

Service charge - £2,507.92 per annum.

All of the above details are subject to verification by your Solicitor.



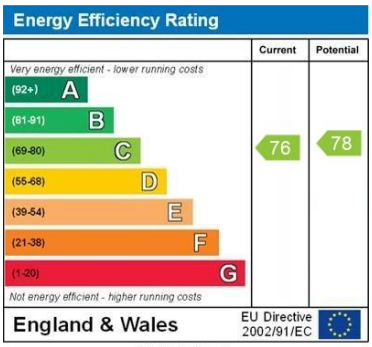
## Ground Floor




Total area: approx. 75.2 sq. metres (809.2 sq. feet)

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