



63 Chancel Court, Solihull B91 3DS

Price Guide **£259,950**

- Walking Distance of Solihull Town Centre
- Impressive First Floor Apartment
- Two Double Bedrooms
- Ensuite & Family Bathroom
- Two Secure Parking Spaces
- Energy Efficiency Rating - B

0121 709 3300

63 Chancel Court, Solihull B91 3DS

Situated within easy walking distance of Solihull Town Centre, a fantastic opportunity to acquire a beautifully presented, dual aspect, two bedroom, first floor apartment which has been immaculately maintained and decorated. The apartment is set within an exclusive gated development and benefits from gas central heating and double glazing. The property briefly comprises, communal entrance hall with staircase and lift, reception hall, attractive lounge / diner, luxury fitted kitchen, two double bedrooms with fitted wardrobes and one with an en-suite shower room, separate bathroom, two secure allocated parking spaces and communal gardens. No Chain.

APPROACH

Via a security gated entrance leading to a communal entrance hall with video security intercom system, lift and stairs from secure basement parking to the first floor where number 63 is located.

ENTRANCE HALL

Amtico flooring, single panel radiator, doors radiating off to airing cupboard, cupboard housing a Potterton combi boiler, lounge, kitchen, bedroom one, bedroom two and bathroom.

LOUNGE DINER

18' 8" (5.7M) X 11' 2" (3.4M)

Continuation of Amtico flooring, double panel radiator, TV point, two ceiling light points, UPVC double glazed windows to the front and side aspects.

KITCHEN

11' 2" (3.4M) X 7' 10" (2.4M)

A modern fitted kitchen comprises a range of beech wood-effect, wall and base units with coordinating rolltop worksurfaces, complementary tiling to splash prone areas, integrated four ring gas hob and oven with concealed extractor fan above, Bosch integrated dishwasher, Hotpoint washer dryer, integrated fridge freezer, one and half bowl stainless steel sink unit, ceiling spotlights, double panel radiator, UPVC double glazed window to the front aspect.



BEDROOM ONE (FRONT)
15' 5" (4.7M) X 8' 10" (2.7M)

Antico flooring, double panel radiator, ceiling light point, UPVC double glazed window to the front and door to:-

ENSUITE

Modern white suite comprising low level flush WC, pedestal hand wash basin, enclosed shower unit with Mira thermostatic shower unit, complementary tiling to splash prone areas, Amtico flooring, extractor fan, shaver point and ceiling light point.

BEDROOM TWO (FRONT)
11' 10" (3.6M) X 8' 10" (2.7M)

Double panel radiator, ceiling light point, built-in wardrobe, UPVC double glazed window to the front aspect.

BATHROOM

Modern three-piece suite comprising low level flush WC, pedestal hand wash basin, panel bath with shower screen and chrome shower attachment, complementary tiling to splash prone areas, Amtico flooring, single panel radiator, extractor fan.

ALLOCATED PARKING

Two allocated parking spaces - one above ground and one in the basement.

TENURE

We have been advised that the property is Leasehold with 107 years remaining of a 125 years' lease. This is subject to Solicitor verification.

SERVICE CHARGE

We have been advised that the service charge for 2021 was £1903.30 and is paid biannually – 50% in January and 50% in June. This is subject to Solicitor verification.

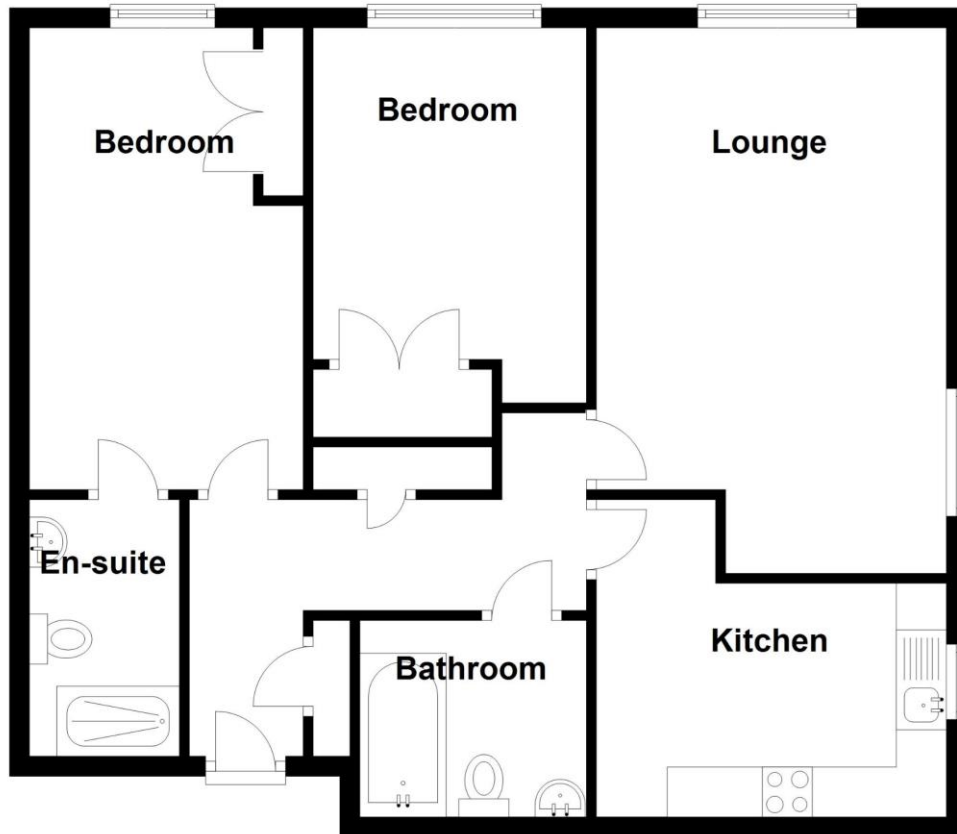
GROUND RENT

We have been advised that the Ground Rent is £150.00 per annum. This is subject to Solicitor verification.



First Floor

Approx. 70.3 sq. metres (757.1 sq. feet)



Total area: approx. 70.3 sq. metres (757.1 sq. feet)



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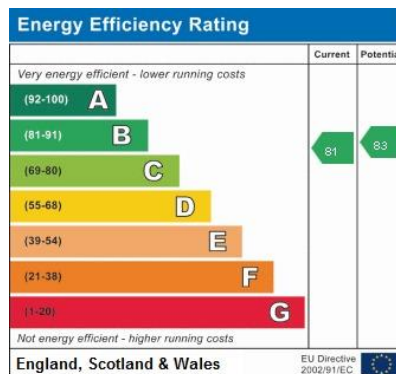
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