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Asking Price £324,950 Leasehold

1 Bedroom, Apartment - Retirement

29, Eleanor Lodge Station Road, Knowle, Solihull, West Midlands, B93 0JN



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Sales & Lettings  
Retirement Property Specialists

# Eleanor Lodge

Eleanor Lodge is a beautiful development of 28 one and two bedroom retirement apartments in the suburb of Knowle just 3 miles from Solihull and 17 miles from Birmingham City Centre.

Knowles' High Street offers an array of independent shops as well as cafes, restaurants and shops. Touchwood Shopping centre is a short journey away in Solihull with a wide range of shops as well as a Cinema.

Eleanor Lodge's Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Eleanor Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind. .

Eleanor Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Eleanor Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment with Juliet Balcony overlooking the communal garden. The property is conveniently located for the lift and presented in good order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens onto the Juliet Balcony.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful walk-in wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



# Features

- One bedroom second floor retirement apartment
- Juliet Balcony overlooking the communal gardens
- Good decorative order
- Convenient for the lift
- Lodge Manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- Stunning Communal Gardens
- Lift to all floors
- Owners private car parking
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.



# Key Information

Service Charge (Year Ending 30th November 2024): £3,735.85 per annum.

Ground rent £575.00 per annum. To be reviewed in September 2030

Council Tax Band D

999 year Lease commencing September 2020

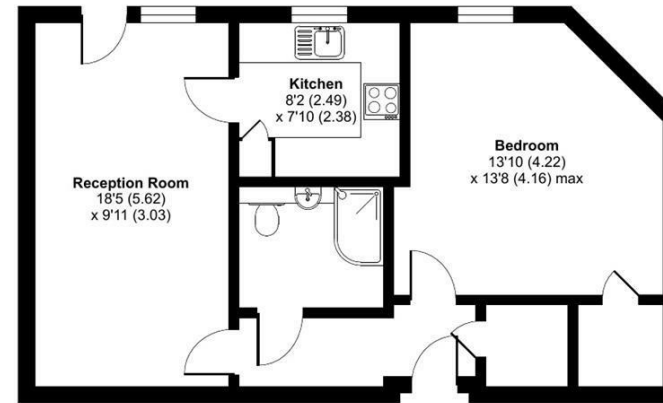
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, air source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion on the sale of the property.



Approximate Area = 574 sq ft / 53.3 sq m  
For identification only - Not to scale



EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Churchill Estate Agents. REF: 1152442

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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