

McCARTHY STONE RESALES

11 ARDEN GRANGE HIGH STREET, SOLIHULL, B93 0LL



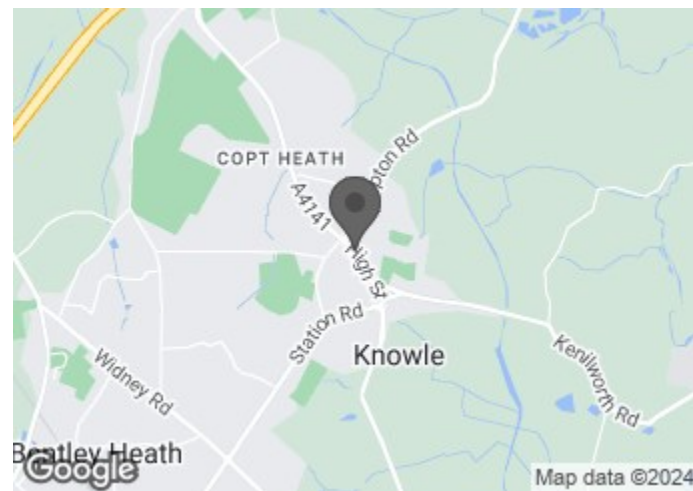
Total floor area 111.7 sq.m. (1,202 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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A luxury apartment within our Arden Grange development situated in the heart of Knowle. Offering luxury retirement living both inside and out. An exceptionally spacious apartment occupying a first floor position. **MUST BE VIEWED TO APPRECIATE**

PRICE REDUCTION

OFFERS IN THE REGION OF £450,000

For further details, please call **0345 556 4104**

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ARDEN GRANGE, HIGH STREET, KNOWLE,

2 BEDROOMS £450,000

ARDEN GRANGE

Arden Grange is a development of 28 one & two bedroom apartments exclusively designed for the over 60's. Set in the picturesque village of Knowle, just a few miles south of Solihull. Enviably located on the High Street, Arden Grange offers a central location nestled within the heart of one of the best addresses in the Midlands.

Knowle offers something for everyone, with delightful village charm and a lifestyle that will appeal to most. Homeowners at Arden Grange will enjoy its semi-rural location close to open countryside and parks, whilst still being close to local shops and convenient connections to Solihull and Birmingham via the M42 Motorway and bus links.

Arden Grange has been designed and constructed for modern living. The apartments boast walk in wardrobes, underfloor heating throughout, SKY TV points in living rooms. Our dedicated House Manager is on site during working hours to take care of the running of the development.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

ENTRANCE HALLWAY

Solid wooden front door with key hole and letter box leading to an imposing L shaped hallway. Wall mounted emergency speech module. Doors off to two walk in storage cupboards providing ample storage with one housing the hot water system and ideal as an airing cupboard. All other doors leading to both

bedrooms the separate kitchen, main shower room and living room.

LIVING ROOM

The living room is a stunning space boasting a large feature window with pleasant outlook. A separate area for dining. A feature fireplace with inset electric fire creating a great focal point for the room. TV / SKY point and telephone points. A range of power sockets. Two ceiling light fittings.

KITCHEN

This modern fitted breakfast kitchen benefits from a good range of wall and base units incorporating integrated fridge and freezer. A stainless steel sink unit sits beneath a double glazed window with pleasant outlook. A built in waist high oven for easy access and space above for a microwave oven. Four ringed induction hob with chrome extractor hood and matching splash back. Tiled flooring.

MASTER BEDROOM

The master bedroom provides a delightfully welcoming space and benefits from two feature windows. There is a door off to a large walk in wardrobe/ dressing room and a further door leads to an en-suite shower room. TV and telephone point and a range of power sockets.

EN-SUITE SHOWER ROOM

A modern en-suite shower room fully tiled and featuring a walk in shower cubicle with glass screen and grab rail. Vanity unit wash hand basin with fitted mirror above. WC. Wall mounted heated towel rail. Emergency pull-cord. Ceiling light with four spots.

BEDROOM TWO

Further good size double bedroom with fitted wardrobes and fitted shelving. TV and power sockets. Central ceiling light fitting. Large double glazed window.

SHOWER ROOM

This main shower room is fully tiled and has a level access double width walk in shower with part glass screen. Vanity unit wash hand basin with storage beneath and a fitted mirror above. WC. Heated towel rail. Ceiling light with four spots. Emergency pull-cord.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover costs such as your individual apartments Council Tax, electricity or TV..To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £4,482.86 per annum (for financial year ending 30/09/2024)

LEASE INFORMATION

Lease length: 125 years from 1st Jan 2014

Ground rent: £495 per annum

Ground rent review date: Jan 2029

Managed by McCarthy & Stone Management Services

PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

