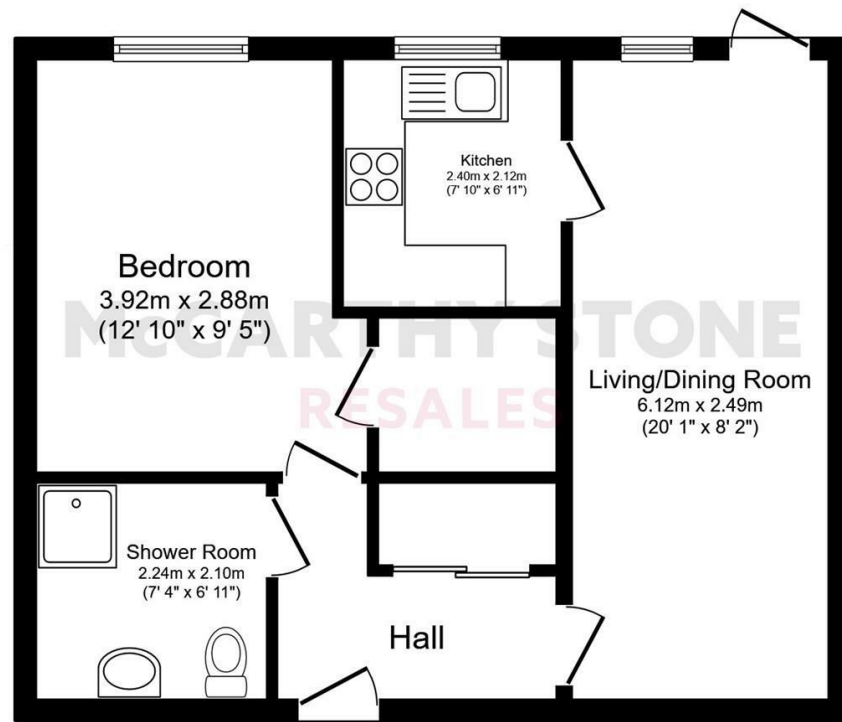


McCARTHY STONE RESALES

9 ARDEN GRANGE 1649 HIGH STREET, SOLIHULL, B93 0LL



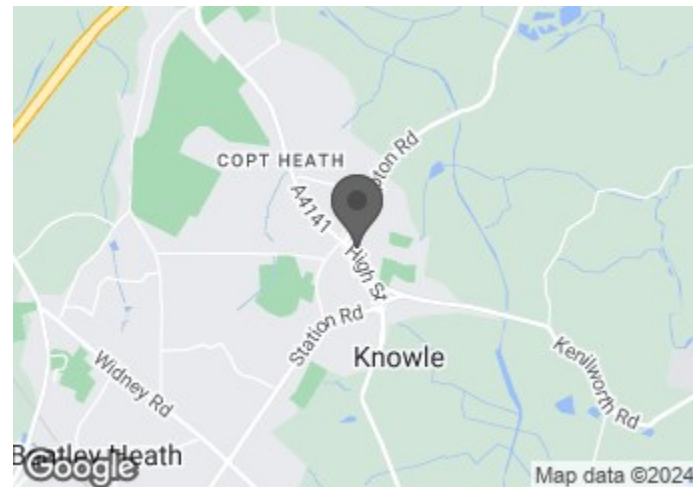
Total floor area 47.7 sq.m. (513 sq.ft.) approx

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: D



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



McCARTHY STONE RESALES

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A LUXURY GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT, IN OUR PRESTIGIOUS ARDEN GRANGE DEVELOPMENT IN KNOWLE ~PART OF OUR RETIREMENT LIVING RANGE OF PROPERTIES

OFFERS IN THE REGION OF £300,000

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

ARDEN GRANGE, 1649 HIGH STREET, KNOWLE, SOLIHULL, B93 0LL

ARDEN GRANGE

Arden Grange, part of McCarthy & Stone's Signature Collection, comprises 28 one and two bedroom apartments exclusively designed for the over 60s. Set in the picturesque village of Knowle which is few miles south east of Solihull. Located in the High Street, Arden Grange provides a central location near to all necessary amenities.

This development has been designed for modern living with facilities such as Sky+ connection points, walk-in wardrobes, telephone and television point in both living room and master bedroom, underfloor heating, and camera entry systems for use with a standard TV. For added security there is a House Manager, 24-hour emergency call systems (by personal pendant and pull cords in bathrooms), intruder alarms, and mains connected smoke detectors.

It is a condition of purchase that residents must meet the age requirement of 60 years of age or above.

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

ENTRANCE HALLWAY

Solid wooden front door with spy hole and letter box leading to a very pleasant and welcoming hallway. Situated here is the wall mounted emergency response speech module and door entry system. There is a door off to a walk in storage cupboard. All other doors leading to the bedroom, shower room and living room.

LIVING ROOM

A generous living room having a floor to ceiling window with French door with access to a patio area. TV and telephone points. A range of power sockets. Two ceiling light fittings. Oak effect partially glazed door leads to a separate kitchen.

KITCHEN

Modern fitted kitchen with a good range of wall and base units incorporating integrated fridge and freezer. A built in mid level oven with alcove above. Four ringed induction hob with chrome extractor hood and matching splash back. Stainless steel sink. Tiled floor.

BEDROOM ONE

Good size double bedroom with central ceiling light fitting. A walk in wardrobe with shelves and railing providing great storage. TV and telephone point. A range of power sockets.

SHOWER ROOM

Fully tiled shower room with level access walk in shower and fitted with a glass screen. Vanity unit wash hand basin with storage beneath and a fitted mirror above. WC. Emergency pull-cord.

1 BED | £300,000

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 external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2,988.58 per annum (for financial year ending 30/09/2024)

CAR PARKING PERMIT SCHEME.

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

LEASE INFORMATION

Lease length: 125 years from 1st Jan 2014
Ground rent: £495 per year.
Ground rent review: 1st Jan 2029

ADDITIONAL INFORMATION & SERVICES

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

