



4 The Pavilion, B93 0PU
Sale Price £425,000



Love
Property Co.

4 The Pavilion, 261 Station Road, Knowle, Solihull, B93 0PU

Tenure - Leasehold – 100 Years Remaining with 190 on completion

EPC Rating – C

Council Tax Band - F

Love Property are pleased to offer this very large 1441.2 sq. Ft (133.9 sq. metres) and fantastic opportunity to purchase this three-bedroom luxury first-floor apartment benefiting from NO UPWARD CHAIN. Access to the apartment is through a communal ground floor entrance, with options of stairs or lift for convenient access to the first floor. Upon entering, you are welcomed by a spacious reception hall featuring a handy cloaks cupboard. The large living room, affords a balcony overlooking the surrounding communal gardens, offers ample natural light and a serene ambiance. Adjacent to the living area, is a modern breakfast kitchen fitted with ample storage units and space for table and chairs.

The apartment comprises three generously sized double bedrooms, including the principal bedroom which boasts an ensuite shower room for added convenience and privacy. The third bedroom could easily be used and offers the versatility for a separate sitting room / study. The bathroom, finished to a high standard, serves the remaining bedrooms and guests. This property also benefits from the inclusion of a garage, providing secure parking and additional storage space for residents.

Situated in a desirable location midway between Knowle and Dorridge, this apartment offers convenience with nearby amenities, entertainment venues, and transport links within easy reach. This esteemed apartment presents an exceptional opportunity for those seeking a premium residence within a well-connected and vibrant community. Viewing is highly recommended to fully appreciate the impeccable design, quality finishes, and impeccable attention to detail that make this property truly remarkable. Contact us today to schedule a viewing and to discover the captivating allure of this elegant three-bedroom apartment.



PROPERTY MEASUREMENTS:

LOUNGE

17' 4" X 15' 9" (5.29m x 4.80m)

BREAKFAST KITCHEN

14' 7" x 14' 5" (4.44m x 4.40m)

PRINCIPAL BEDROOM

12' 1" x 12' 3" (3.68m x 3.73m)

ENSUITE

10' 9" x 5' 5" (3.29m x 1.66m)

BEDROOM TWO

13' x 12' 2" (3.95m x 3.71m)

BEDROOM THREE

9' 10" x 15' 9" (3.00m x 4.80m)

FAMILY BATHROOM

7' 5" x 9' 0" (2.25m x 2.74m)

TOTAL SQUARE FOOTAGE

Total floor area: 1441.2 sq. ft. approx. (133.9 sq. metres.)

GARAGE

17' 5" x 9' 0" (5.30m x 2.75m)



Rental Value £1750 PCM

Lease Length - Years Remaining: 100

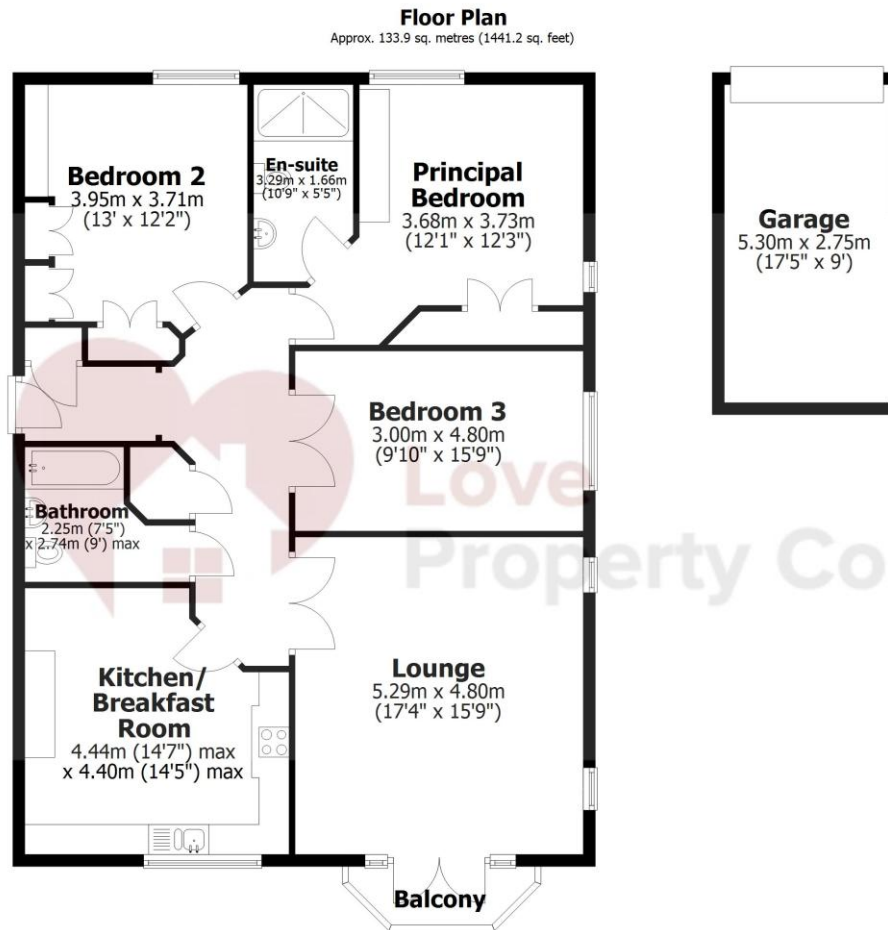
Lease Extension to 190 years upon Completion,
Ground rent Peppercorn payment upon Completion

Service Charge: £3150.48 per annum

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total area: approx. 133.9 sq. metres (1441.2 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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