



Eastcote Park, Knowle Road, Eastcote

Guide Price £517,500





PROPERTY OVERVIEW

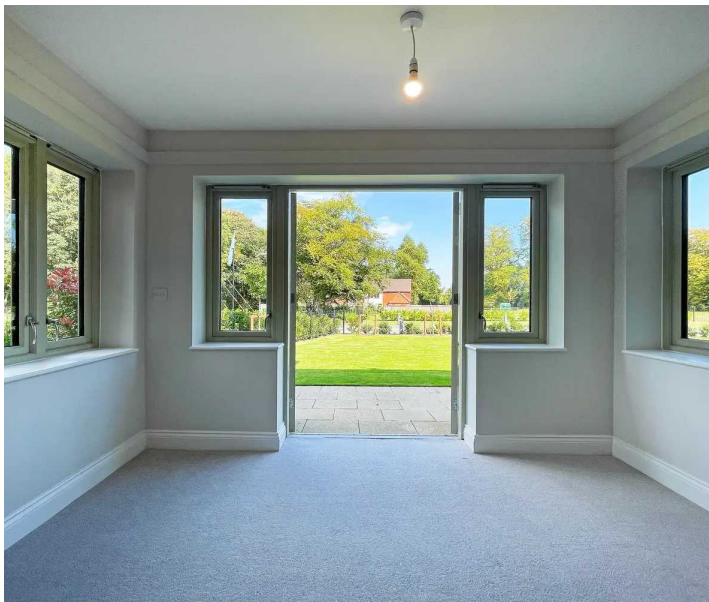
Presenting this exceptional two-bedroom ground floor apartment within the highly sought-after Eastcote Park retirement development.

As you step into the property, you are greeted by a private entrance hallway providing ample storage for convenience and organisation. The open plan living and dining room offer a seamless flow, complemented by French doors that opens out to the beautifully manicured communal gardens.

The modern fitted kitchen boasts ample appliances, ensuring a pleasurable cooking experience. The principal bedroom is a haven of comfort, complete with an ensuite bathroom. The second bedroom, a spacious double, offers versatility for guests or additional living space.

Completing the accommodation is a family bathroom, catering to everyone's needs.

Designed for assisted living, this exceptional property grants buyers the freedom to maintain independence whilst benefiting from outstanding on-site facilities.





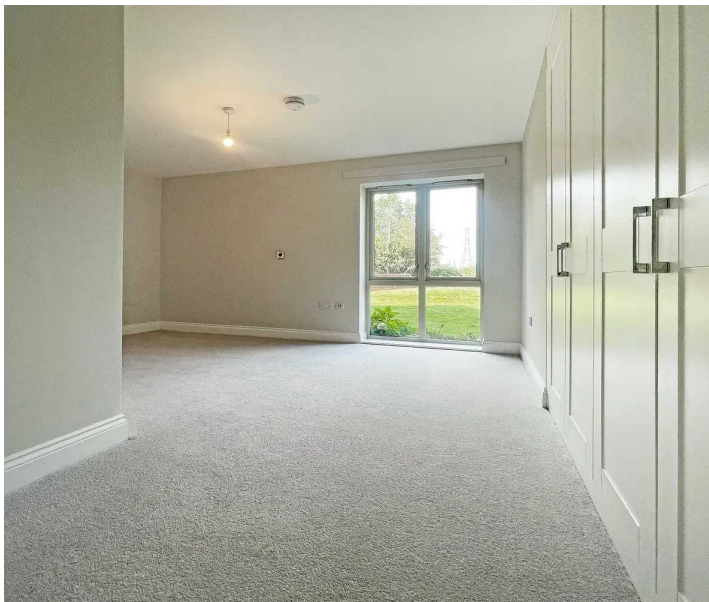
Residents can enjoy a restaurant and club lounge, piano bar, hair and beauty salon, cinema, fitness studio, and on-site transport. Additionally, peace of mind is paramount with the 24 x 7 emergency on-site support available at the touch of a button through the in-property call system.

An allocated parking space for residents is also provided.

Arrange your viewing today to secure this remarkable retirement apartment.

PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London.





A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Tenure: Leasehold

- Two Bedroom Ground Floor Retirement Apartment
- Within Highly Sought After Eastcote Park Development
- Private Entrance
- Open Plan Living / Dining Room
- Modern Kitchen
- Principal Bedroom With Ensuite
- Allocated Parking
- On Site Restaurant, Fitness Studio, Cinema, Hair Salon & Transport
- Independent Property with On-Site Assisted Living Support Available





ENTRANCE HALLWAY

KITCHEN

14' 10" x 8' 0" (4.51m x 2.43m)

LIVING ROOM

23' 10" x 19' 7" (7.26m x 5.96m)

PRINCIPAL BEDROOM

17' 5" x 16' 8" (5.32m x 5.08m)

ENSUITE

BEDROOM TWO

17' 2" x 12' 6" (5.22m x 3.81m)

BATHROOM

8' 5" x 8' 0" (2.56m x 2.43m)

UTILITY

OUTSIDE THE PROPERTY

COMMUNAL GARDEN

ALLOCATED PARKING SPACE

TOTAL SQUARE FOOTAGE

118.6 sq.m (1277 sq.ft) approx.





ITEMS INCLUDED IN THE SALE

Neff eye level oven (with grill), Neff induction hob, Neff integrated dishwasher, Neff integrated fridge freezer and fitted wardrobes in bedroom one.

ADDITIONAL INFORMATION

Service charge: £8,769 pa.

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.



GROUND FLOOR
118.6 sq.m. (1277 sq.ft.) approx.



TOTAL FLOOR AREA : 118.6 sq.m. (1277 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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