



Eastcote Park, Knowle Road, Eastcote

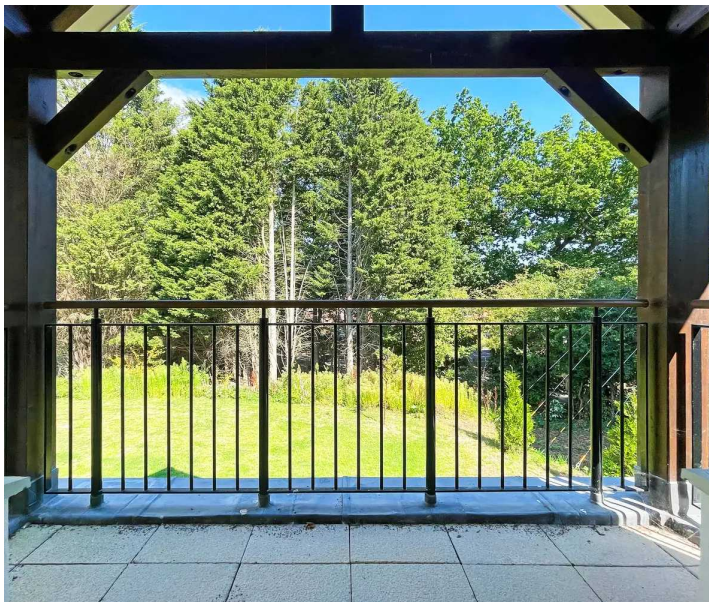
Guide Price £445,000



PROPERTY OVERVIEW

Introducing this delightful two-bedroom retirement apartment, situated within the highly sought-after Eastcote Park development. Nestled in a beautiful rural location, this property offers tranquil living while still being only minutes away from Solihull, Knowle, and Hampton-in-Arden.

Upon entering this apartment, you are welcomed by a private entrance hallway with lift access. The modern fitted kitchen boasts integrated appliances, perfect for preparing home-cooked meals. The open plan living and dining room are bathed in natural light and offer a cosy ambience. Additionally, a balcony provides a serene outdoor space to relax and unwind.



The principal bedroom features fitted wardrobes and is complemented by an ensuite, providing a private retreat. A spacious second bedroom is serviced by a family bathroom, ensuring the utmost convenience.



Designed for assisted living, this property caters to individuals who desire to retain their independence yet benefit from outstanding on-site facilities. These include a restaurant/club lounge, piano bar, hair and beauty salon, cinema, fitness studio, and on-site transportation. Furthermore, peace of mind is guaranteed with a 24/7 emergency on-site support system, accessible via the in-property call system.

With its desirable location and impressive amenities, this two-bedroom retirement apartment within Eastcote Park presents an excellent opportunity to embrace a comfortable and luxurious lifestyle in a welcoming community.

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 First Floor Apartment
- Set In The Highly Sought After Eastcote Park Retirement Development
- Private Entrance With Lift Access
- Open Plan Living / Dining Room
- Fitted Kitchen
- Principal Bedroom With Fitted Wardrobes & Ensuite
- Family Bathroom
- Allocated Parking
- On Site Restaurant, Fitness Studio, Cinema, Hair Salon & Transport





ENTRANCE HALLWAY

KITCHEN

11' 5" x 7' 8" (3.47m x 2.34m)

LIVING ROOM

19' 2" x 11' 5" (5.83m x 3.47m)

BALCONY

PRINCIPAL BEDROOM

14' 11" x 13' 5" (4.55m x 4.08m)

ENSUITE

BEDROOM TWO

16' 4" x 8' 11" (4.99m x 2.71m)

BATHROOM

11' 2" x 6' 7" (3.40m x 2.01m)

UTILITY

OUTSIDE THE PROPERTY

COMMUNAL GARDEN

ALLOCATED PARKING SPACE

TOTAL SQUARE FOOTAGE

102.1 sq.m (1099 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

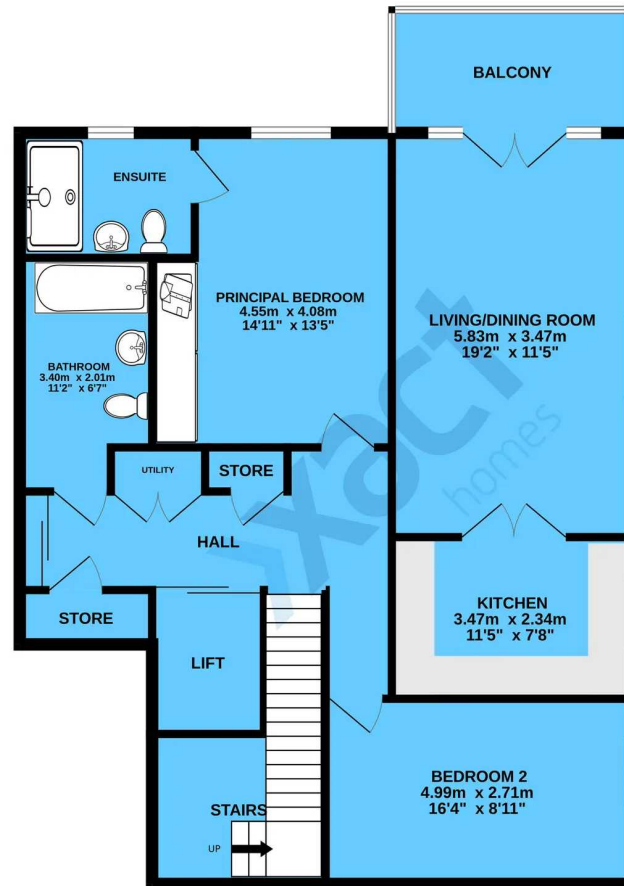
Service charge: £8,769 pa.

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.



1ST FLOOR
102.1 sq.m. (1099 sq.ft.) approx.



TOTAL FLOOR AREA : 102.1 sq.m. (1099 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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