

Asking Price £375,000 Leasehold

2 Bedroom, Apartment - Retirement

4, Eleanor Lodge 24 Station Road, Knowle, Solihull, West Midlands, B93 0JN

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

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Eleanor Lodge

Eleanor Lodge is a beautiful development of 28 one and two bedroom retirement apartments in the suburb of Knowle just 3 miles from Solihull and 17 miles from Birmingham City Centre.

Knowles' High Street offers an array of independent shops as well as cafes, restaurants and shops. Touchwood Shopping centre is a short journey away in Solihull with a wide range of shops as well as a Cinema.

Eleanor Lodge's Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Eleanor Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Eleanor Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Eleanor Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

DRAFT PARTICULARS - Awaiting verification from the seller

TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO

Situated in a fantastic position within the development, this delightful two bedroom apartment offers bright and well-proportioned living accommodation. Benefiting from a sought-after south-west facing position with garden views and conveniently located on the same level as the Owners' Lounge and entrance, this apartment must be viewed!

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A French door opens to a patio area with garden views and windows provide lots of natural light.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven with 4 ring electric hob and extractor hood over, a washer/dryer, fridge and frost-free freezer.

Bedroom One is a generous double room with a walk-in wardrobe. There is plenty of space for additional furniture if required and a window keeps this lovely bedroom bright and light. An en-suite offers a curved shower enclosure with handrail, a WC, wash hand basin and a heated towel rail.

Bedroom Two is another good-sized room with a built in mirrored wardrobe. This room could also be used as a separate living room, study or hobby room.

The Bathroom offers a bathtub with overhead shower and handrail, a WC, wash hand basin and a heated towel rail.

Perfectly complimenting this wonderful apartment are two useful storage cupboards located in the hallway.







Features

- Two bedroom ground floor apartment with patio
- Fully fitted kitchen with integrated appliances
- Landscaped gardens
- On site Lodge Manager
- Lift to all floors
- Owners private car parking
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country
- South-West facing







Key Information

Service Charge (Year Ending 30th November 2027): £6,384.41 per annum.

Ground rent £625 per annum. To be reviewed in September 2030.

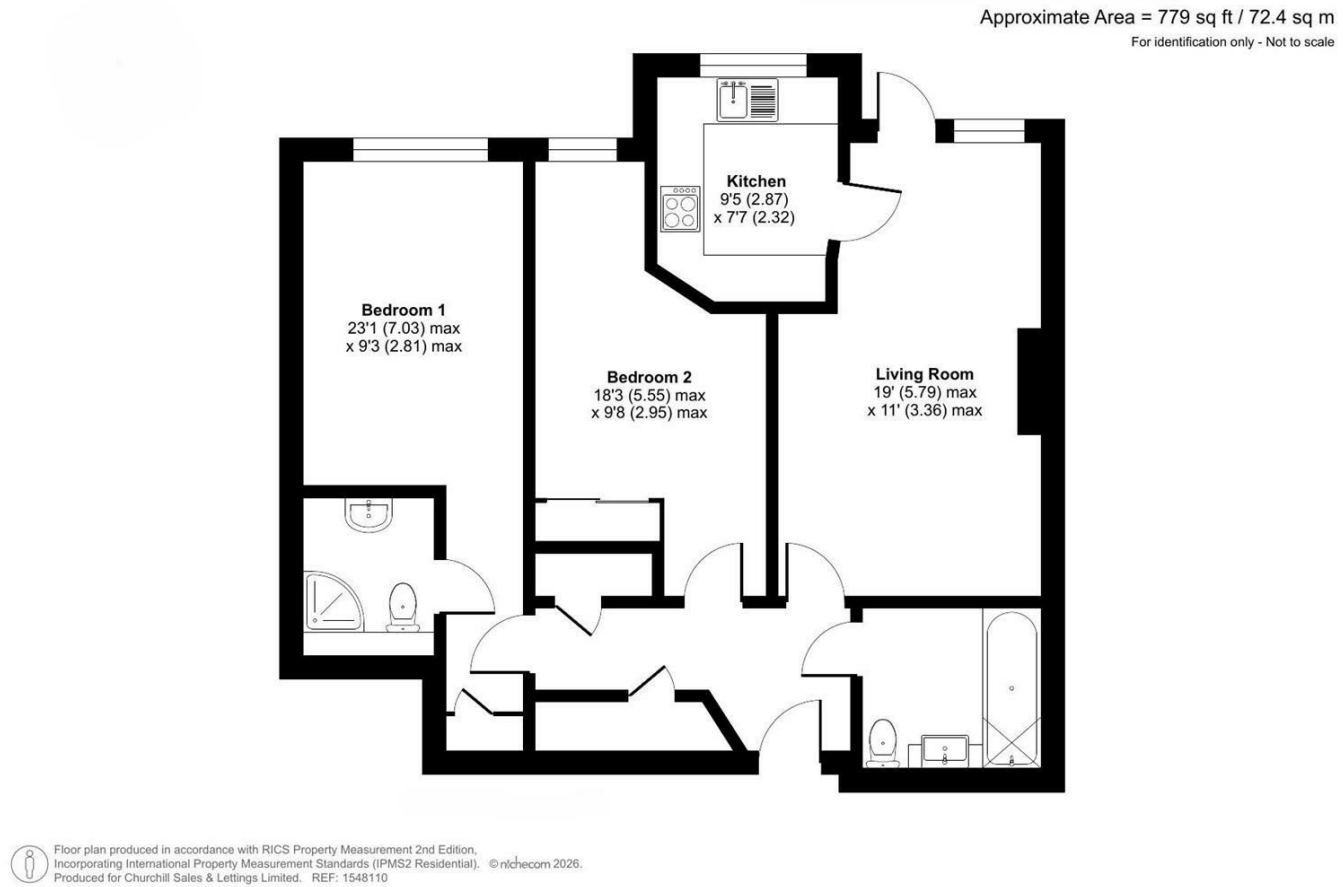
Council Tax Band E

999 year Lease commencing September 2020

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, air source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager.

EPC Rating: B



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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