



25 Eastcote Park Village, B92 0JG

Sale Price of £450,000



**Love
Property Co.**

25 Eastcote Park Village, Knowle Road, Solihull, B92 0JG

Tenure – Leasehold – 119 Years Remaining

EPC Rating – B

Council Tax Band - F

Love Property Co are pleased to offer this stunning two-bedroom ground floor apartment at Eastcote Park in Barston provides the highest quality of living accommodation in a beautiful rural location yet only minutes away from Solihull, Knowle and Hampton-in-Arden.

Providing assisted living for buyers who want to retain their independence but with the benefit of outstanding on-site facilities including restaurant / club lounge, piano bar, hair & beauty salon, cinema, fitness studio and on-site transport. The apartment has 24 x 7 emergency on-site support available via the in-property call system and being less than 3 years old the property is presented in show home condition. The accommodation itself provides entrance hallway, dual aspect living room with views over the maintained grounds, luxury fitted kitchen, two double bedrooms (1 x en-suite) and a bathroom.

In person viewing is essential to appreciate the quality of the living accommodation and also the facilities available on-site.

Located in the heart of England, close to the village of Knowle and just 4 miles from Solihull, Eastcote Park offers luxury retirement living in an outstanding community setting. Comprising 34 high specification two-bedroom apartments, resident at Eastcote Park enjoy access to exceptional private amenities and extensive resident services to offer much more than traditional retirement developments.

The Eastcote Park development comprises two apartment buildings - The Hamptons & The Henley - with a total of 34 ground floor and first floor apartments, with all the first-floor properties enjoying their own private lifts. There is also a village centre where you will find a range of communal facilities as well as the Eastcote Park Care Home.



PROPERTY MEASUREMENTS

LOUNGE/DINING

24' 3" X 12' 3" (7.40m x 3.74m)

KITCHEN

7' 7" x 11' 3" (2.32m x 3.42m)

BEDROOM ONE

14' 9" x 11' 5" (4.50m x 3.47m)

EN-SUITE

6' 1" x 8' 4" (1.85m x 2.55m)

BEDROOM TWO

8' 10" x 15' 6" (2.70m x 4.72m)

FAMILY BATHROOM

11' 3" x 6' 5" (3.44m x 1.96m)

TOTAL SQUARE FOOTAGE

Total floor area: 1027.7 sq. ft. approx. (95.5 sq. metres.)

Lease Approximately: 119Years

Ground Rent: £0

Service Charge: £9894 (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.



Floor Plan
Approx. 95.5 sq. metres (1027.7 sq. feet)



Total area: approx. 95.5 sq. metres (1027.7 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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