



Eastcote Park Knowle Road, Barston

Offers in Region of £425,000





PROPERTY OVERVIEW

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.





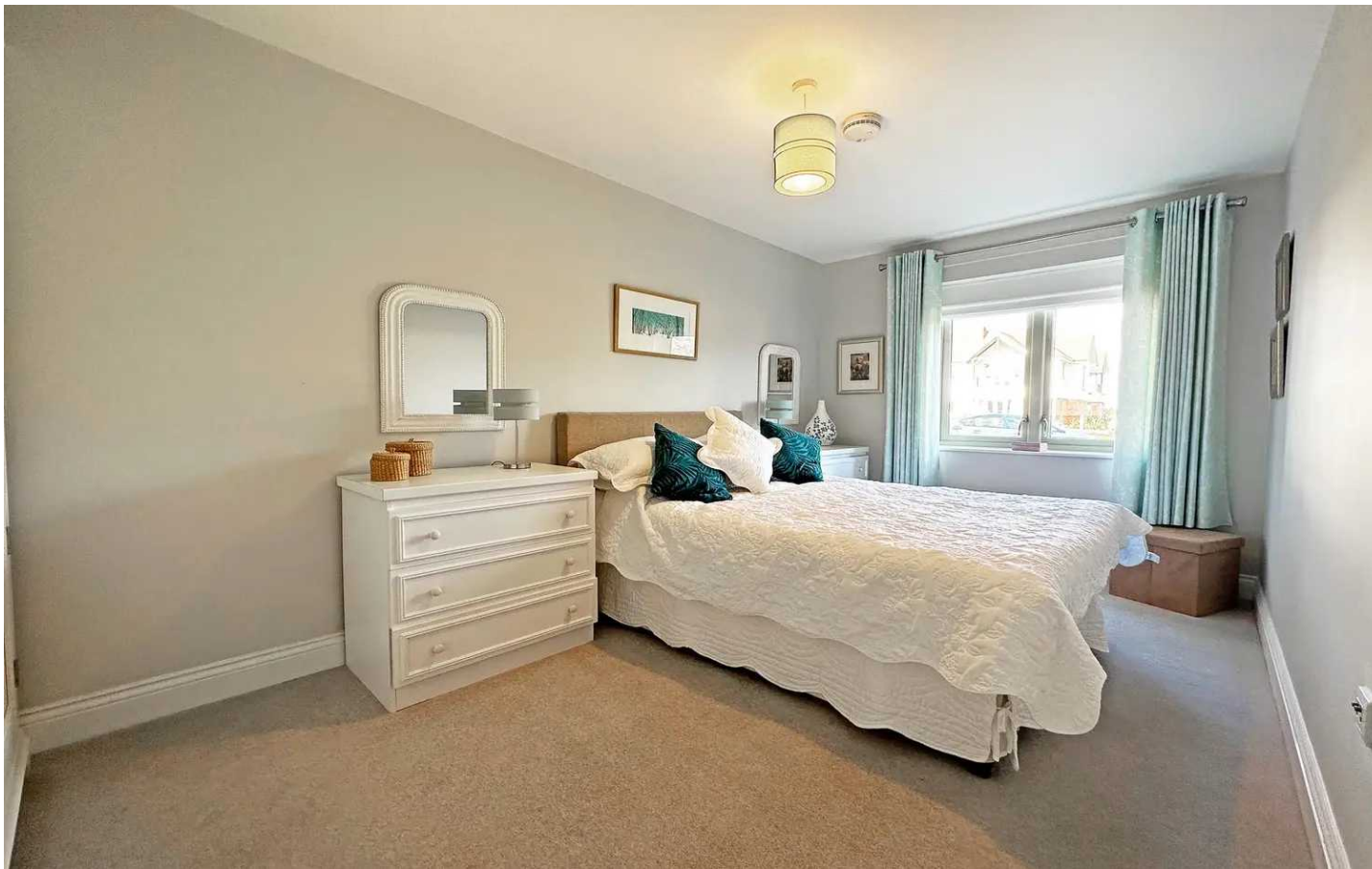
PROPERTY LOCATION

Eastcote Park is located close to Knowle & less than 4 miles from Solihull offering luxury independent / assisted living in an outstanding community environment. Positioned on the outskirts of Barston which is well known for its traditional village life and for an abundance of walking trails that surround it. It is conveniently situated near to Knowle and Dorridge villages, with Dorridge, near-by Hampton-In-Arden village and Solihull town centre, having main rail links to both Birmingham and London stations. In addition, the property is located a short drive from Junction 5 and 6 of the M42 providing main road links to both North and South of the country via the M42 / M6 and M40. The excellent shopping facilities of Solihull are located close by containing many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is also located close to Junction 6 of the M42.



Council Tax band: H

Tenure: Leasehold



- Two Bedroom Ground Floor Apartment
- Beautifully Presented Throughout
- Independent Property with On-Site Assisted Living Support Available
- Living Room Overlooking Private Grounds
- En-Suite Principal Bedroom
- Allocated Parking
- On Site Restaurant, Fitness Studio, Cinema, Hair Salon & Transport

ENTRANCE HALLWAY

LIVING ROOM

24' 4" x 11' 5" (7.42m x 3.48m)

KITCHEN

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

UTILITY

STORE ROOM

PRINCIPAL BEDROOM

13' 5" x 14' 11" (4.09m x 4.55m)

ENSUITE

BEDROOM TWO

15' 7" x 8' 11" (4.75m x 2.72m)

BATHROOM

6' 7" x 11' 2" (2.01m x 3.4m)





ITEMS INCLUDED IN THE SALE

Integrated oven, Neff integrated hob, extractor, Panasonic microwave, Bosch fridge, Bosch freezer, Neff dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms and all light fittings.

ADDITIONAL ITEMS INCLUDED IN THE SALE

1 allocated parking space. All furniture is available (other than the bookcase in the hall) but would be negotiable separately. Infonet Console - Ipad connected to care homes allowing communication with the care staff 24/7

ADDITIONAL INFORMATION

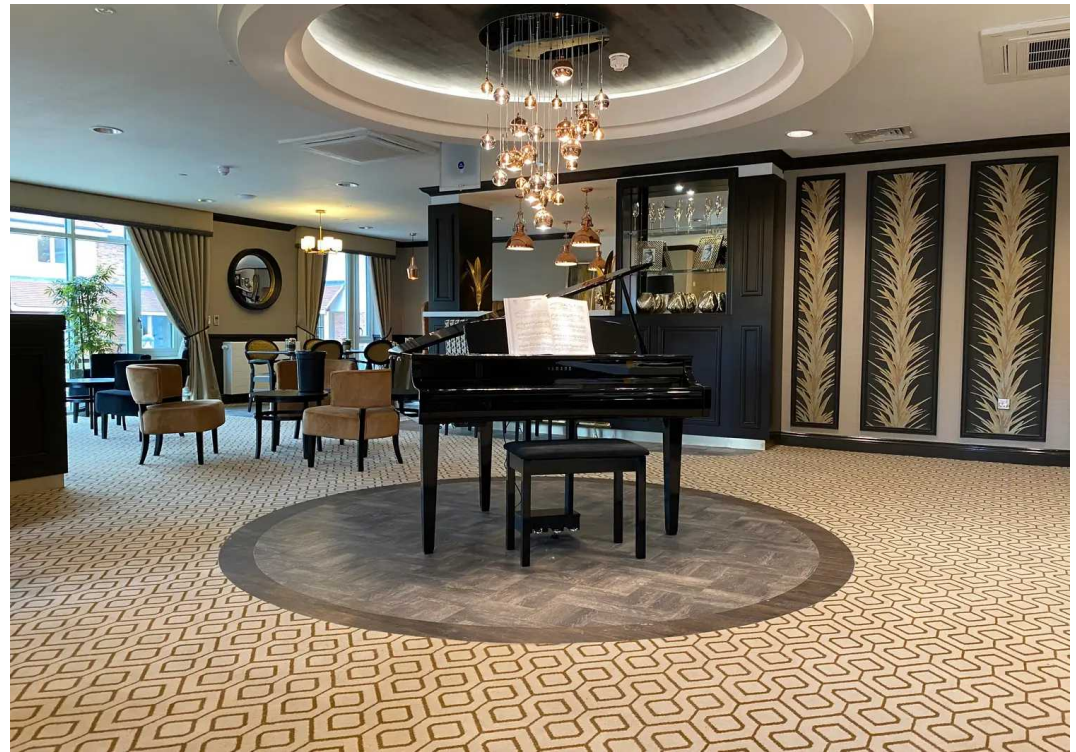
Services: water meter, main gas, electricity and mains sewers. Broadband: BT (previously - not connected now) Service Charge: £8769 pa

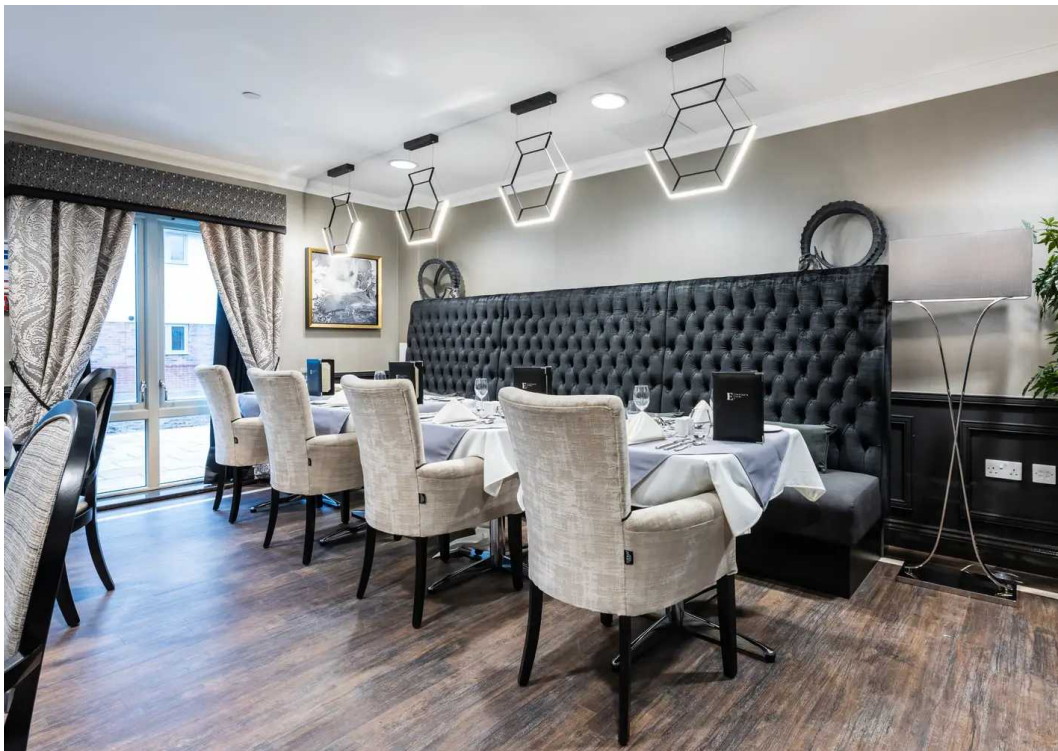
OUTSIDE THE PROPERTY

NORTH WEST FACING GARDEN

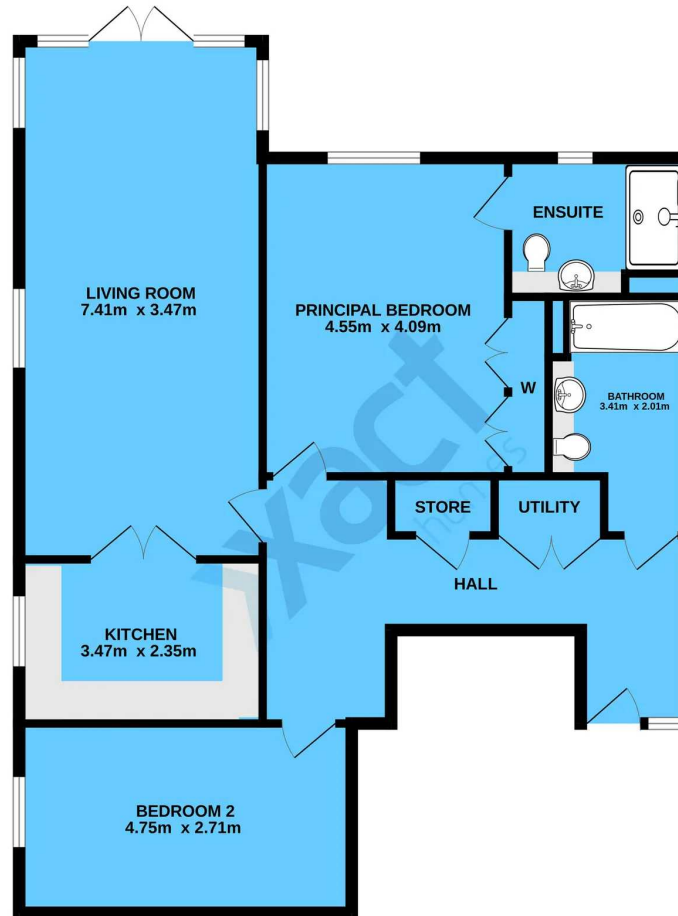
MONEY LAUNDERING REGULATIONS

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



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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