



## Eastcote Park, Knowle Road, Eastcote

Guide Price £468,000





## PROPERTY OVERVIEW

Presenting a modern and stylish two-bedroom first floor apartment within the esteemed Eastcote Park retirement development. This property offers an exceptional standard of living, boasting a private entrance with lift access to the first floor.

Entering the apartment, you are greeted by a spacious hallway providing ample storage space. Continuing through, discover an open living and dining area, flooded with natural light and featuring a balcony overlooking the car park and communal grounds, creating a delightful retreat for relaxation and entertainment.

A fitted kitchen awaits, complete with fully integrated appliances, making culinary endeavours a breeze. The principal bedroom presents an ensuite bathroom and fitted wardrobes, providing a luxurious and functional living space. A second bedroom is serviced by a family bathroom, ensuring ample accommodation for guests or family members.





This remarkable property caters to those seeking assisted living while preserving their independence, thanks to the exceptional on-site amenities. Residents can enjoy the convenience of a restaurant, club lounge, piano bar, hair and beauty salon, cinema, and fitness studio. Additionally, on-site transport and a 24/7 emergency support system offer peace of mind.

Completing this delightful offering is allocated parking, ensuring ease and convenience for residents. Don't miss the opportunity to be a part of this prestigious retirement development. Book a viewing today!

#### 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.

- Two Bedroom First Floor Apartment
- Within The Highly Sought After Eastcote Park Retirement Development
- Private Entrance & Lift Access
- Open Plan Living / Dining Room
- Fitted Kitchen
- Balcony Overlooking Communal Grounds
- Principal Bedroom With Ensuite & Fitted Wardrobes
- On Site Facilities Including 24/7 Emergency Call System
- Allocated Parking Space





#### **ENTRANCE HALLWAY**

#### **KITCHEN**

17' 5" x 12' 11" (5.32m x 3.93m)

#### **LIVING ROOM**

18' 1" x 17' 10" (5.51m x 5.43m)

#### **BALCONY**

#### **BEDROOM ONE**

17' 10" x 12' 0" (5.43m x 3.66m)

#### **ENSUITE**

#### **BEDROOM TWO**

14' 9" x 13' 2" (4.49m x 4.01m)

#### **BATHROOM**

8' 5" x 7' 9" (2.56m x 2.37m)

#### **UTILITY**

#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL GARDEN**

#### **ALLOCATED PARKING SPACE**

#### **TOTAL SQUARE FOOTAGE**

115.95 sq.m (1248 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  
115.9 sq.m. (1248 sq.ft.) approx.



TOTAL FLOOR AREA: 115.9 sq.m. (1248 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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