



## Eastcote Park, Knowle Road, Eastcote

Guide Price £459,000



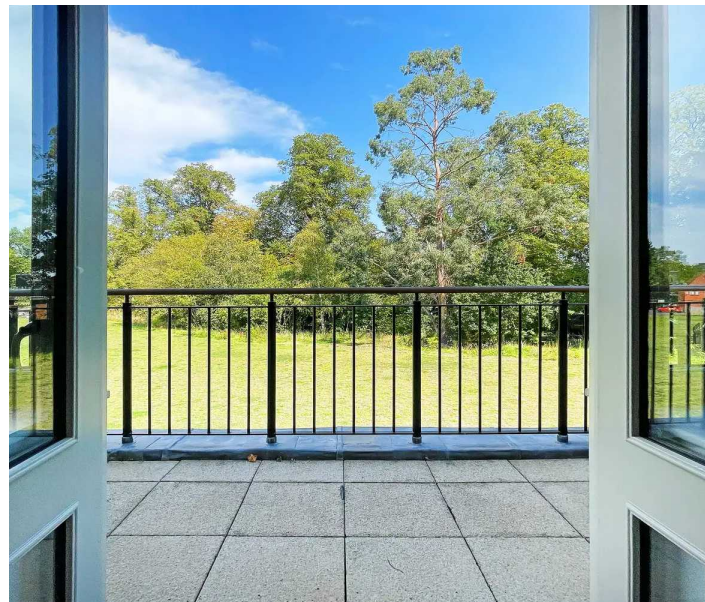
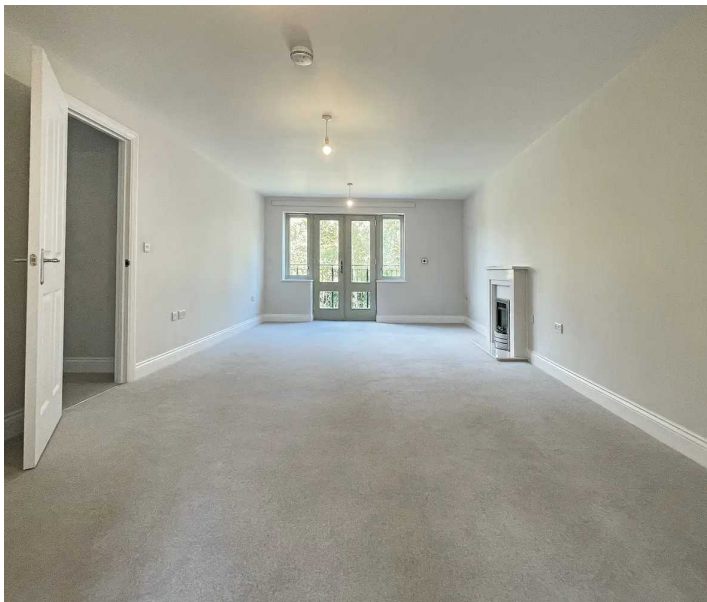


## PROPERTY OVERVIEW

Introducing an exquisite new build two-bedroom retirement apartment, boasting a private entrance for added convenience and lift access to the first floor. This luxurious abode has been meticulously finished to the highest standards throughout, offering a seamless blend of contemporary design and functionality.

Upon entering, you will be greeted by a spacious entrance hallway, complete with ample storage space and a utility cupboard perfectly suited for white goods. The apartment's focal point is an expansive open plan living and dining area, bathed in natural light and providing access to a delightful balcony overlooking the tranquil communal gardens. Adjacent to this, a modern fitted kitchen awaits, featuring top-of-the-line integrated appliances.

The principal bedroom is a spacious haven, offering fitted wardrobes for added convenience and an ensuite bathroom for privacy. Complementing this is a well-proportioned second bedroom, perfect for relaxation or guest accommodation.





Living in this retirement community is an absolute delight, as residents have exclusive access to a plethora of on-site facilities, including a restaurant, club lounge, piano bar, hair and beauty salon, cinema, and fitness studio. On-site transport is also available for added convenience. Additionally, the apartment features a 24/7 emergency on-site support system via an in-property call system.

Parking will never be an issue, as a designated space is allocated for your convenience. Step into a world of comfort, luxury, and tranquillity with this exceptional retirement retreat.

#### 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 Retirement Apartment
- Luxury Accommodation Finished To A High Spec
- Private Entrance & Lift Access
- Open Plan Living / Dining Room With Balcony
- Fitted Kitchen
- Principal Bedroom With Fitted Wardrobes & Ensuite
- Family Bathroom
- Allocated Parking Space
- On Site Facilities Including 24/7 Emergency Call System





#### **ENTRANCE HALLWAY**

#### **KITCHEN**

10' 9" x 7' 10" (3.28m x 2.39m)

#### **LIVING ROOM**

27' 5" x 13' 0" (8.36m x 3.96m)

#### **BALCONY**

#### **PRINCIPAL BEDROOM**

17' 10" x 12' 2" (5.43m x 3.70m)

#### **ENSUITE**

#### **BEDROOM TWO**

12' 11" x 12' 6" (3.93m x 3.82m)

#### **BATHROOM**

9' 2" x 7' 8" (2.79m x 2.33m)

#### **UTILITY**

#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL GARDEN**

#### **ALLOCATED PARKING SPACE**

#### **TOTAL SQUARE FOOTAGE**

113.13 sq.m (1218 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**

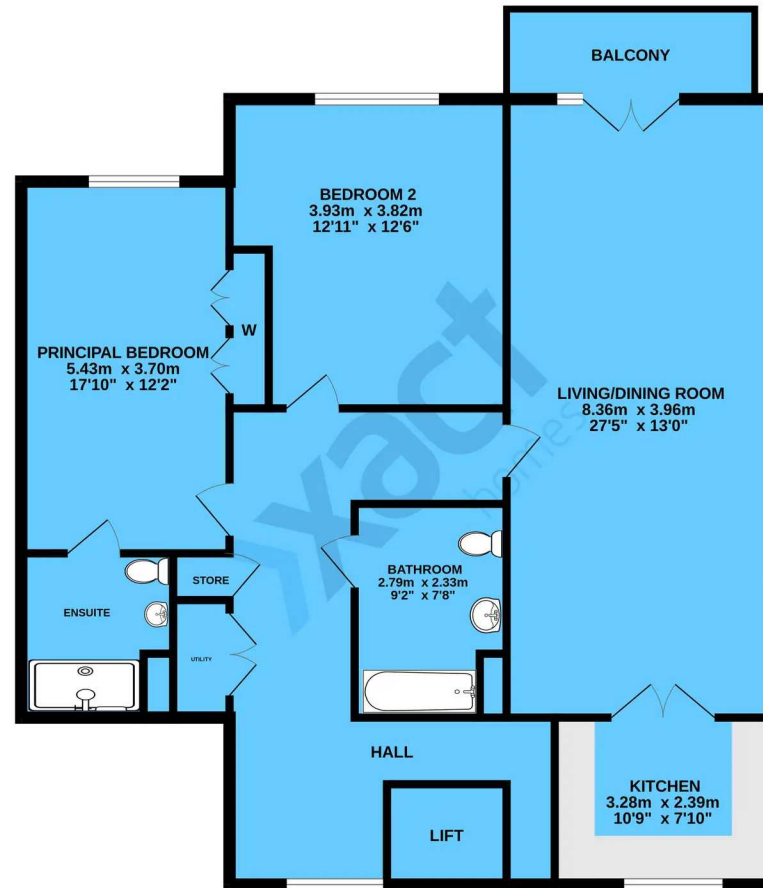
Service charge: £8,769 pa.

#### **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



TOTAL FLOOR AREA : 113.1 sq.m. (1218 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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