



APT 18 ARDEN GRANGE, 1649 HIGH STREET, KNOWLE, B93 0LL
ASKING PRICE OF £349,950



- »X First Floor Apartment
- »X Two Double Bedrooms
- »X McCarthy & Stone Retirement Development

- »X Located In The Centre Of Knowle
- »X Well Presented Throughout
- »X Modern Kitchen

- »X No Upward Chain
- »X Master With En-Suite
- »X Shower Room

PROPERTY OVERVIEW

This two double bedroom first floor retirement apartment is located in the centre of Knowle giving access to local facilities including shops, restaurants and a doctors surgery. The development benefits from lifts to all floors, house manager, residents lounge, 24 hour emergency call system, guests suite, laundry room and onsite car parking. The property is offered with no upward chain and briefly affords a large living room, modern kitchen, two double bedrooms (master with en-suite and walk-in wardrobe) and shower room.

PROPERTY LOCATION

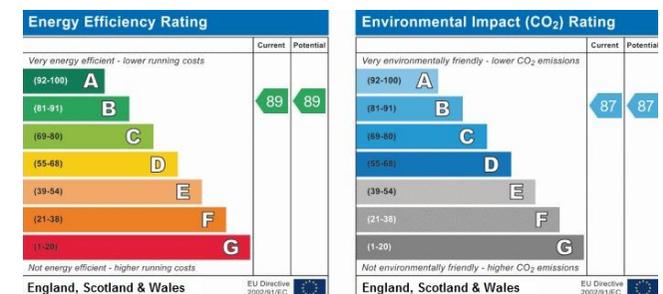
Conveniently located for all local amenities and is approximately three miles from Solihull. In addition, the property provides convenient access to Junction 5 of the M42 providing main road links to both North and South of the country via the M42 / M6 / M5 and M40. The excellent shopping facilities of Solihull are also located close by and contain many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is located close to Junction 6 of the M42, which is some six miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Academy which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).



COUNCIL TAX	Band E
TENURE	Leasehold - 121 years remaining
SERVICES	No Gas, mains electricity and water
BROADBAND	BT
GARDEN	Communal
SERVICE CHARGE	£3117.50 pa
GROUND RENT	£495.00 pa

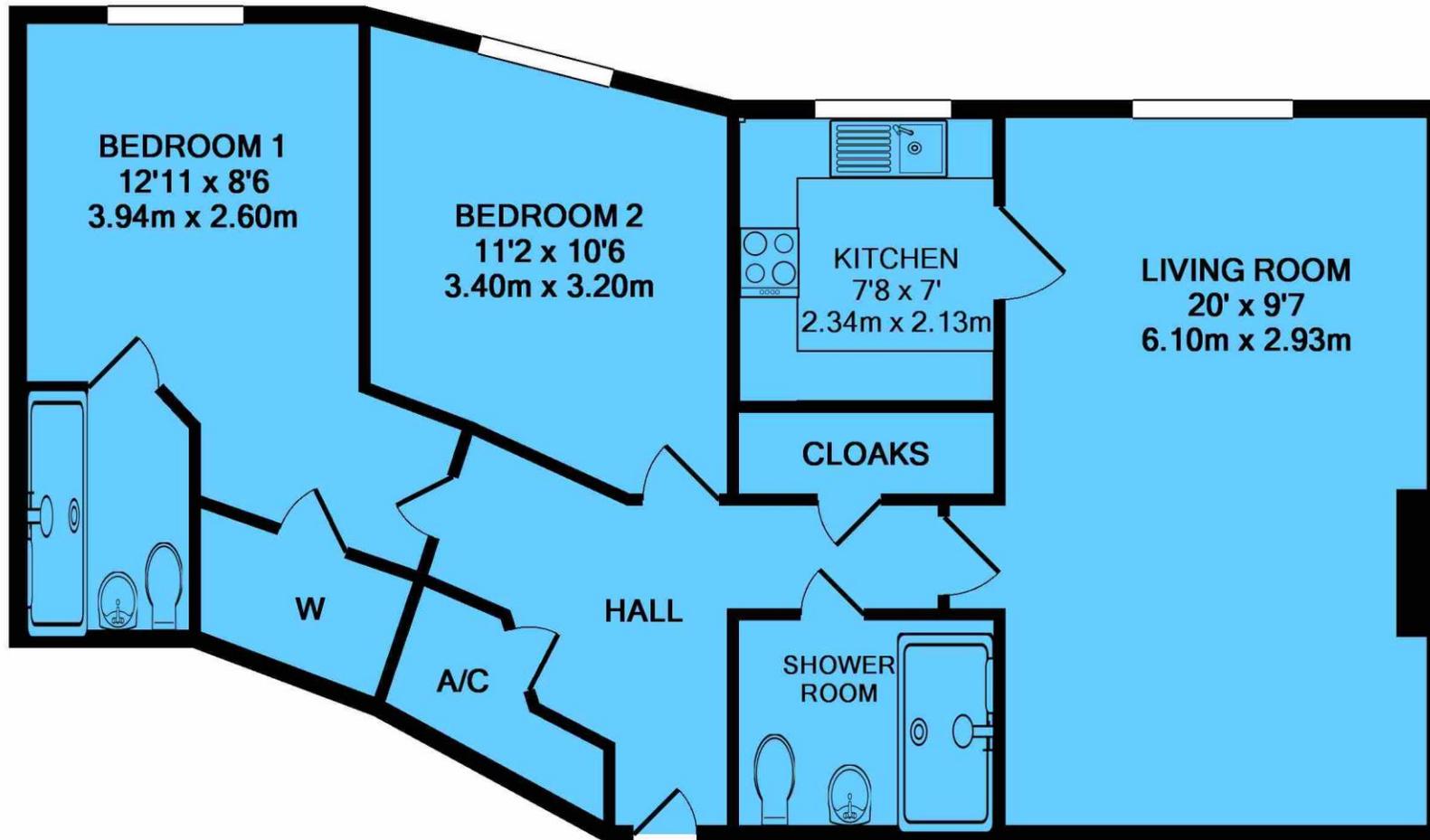
ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, fridge, freezer, dishwasher, carpets and lights









Whilst every attempt has been made to ensure the accuracy of the floor plan 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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