



## Eastcote Park, Knowle Road, Eastcote

Guide Price £378,000





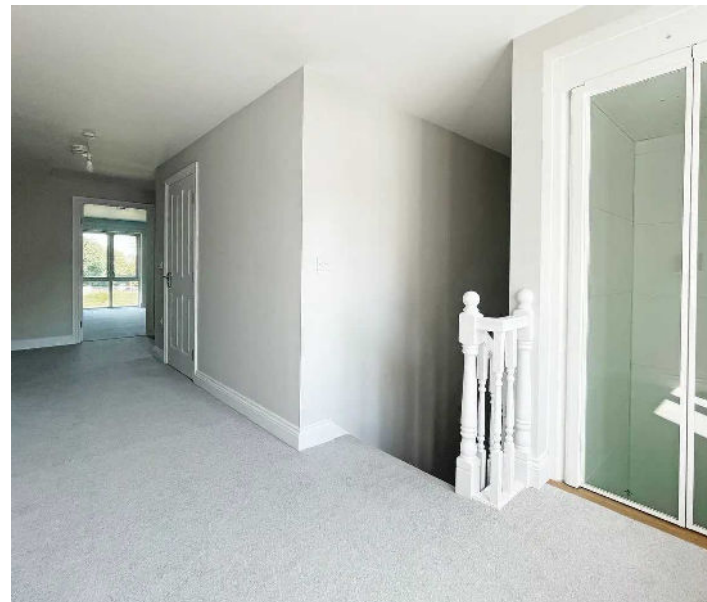
## PROPERTY OVERVIEW

Introducing a fantastic opportunity for retirement living, this two bedroom first-floor apartment is situated in the prestigious Eastcote Park retirement development. Boasting a private entrance with convenient lift access, this property offers both comfort and convenience.

Once inside, you will find a spacious hallway with ample storage space and a utility cupboard for white goods. The modern fitted kitchen is equipped with fully integrated appliances, making meal preparation a breeze. The open plan living and dining room provides a welcoming space for relaxation and entertaining family and friends.

This apartment features two double bedrooms, providing plenty of room for guests or a home office. The stylish family bathroom completes the accommodation.

Ideal for those seeking assisted living, this development offers outstanding on-site facilities including a restaurant, club lounge, piano bar, hair and beauty salon, cinema, and fitness studio. In addition, residents can take advantage of the on-site transport option. For peace of mind, there is 24/7 emergency support available via the in-property call system.





With the added convenience of an allocated parking space, this retirement apartment offers a comfortable and independent lifestyle. Don't hesitate, schedule your viewing today to experience the charm and convenience of this exceptional property.

#### 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 Apartment
- Situated In The Highly Sought After Eastcote Park Retirement Development
- Private Entrance With Lift Access
- Open Plan Kitchen / Diner
- Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms
- Family Bathroom
- On Site Restaurant, Fitness Studio, Cinema, Hair Salon & Transport
- Allocated Parking





#### **ENTRANCE HALLWAY**

#### **UTILITY**

#### **KITCHEN**

10' 6" x 6' 11" (3.21m x 2.12m)

#### **LIVING/DINING ROOM**

16' 0" x 13' 8" (4.88m x 4.16m)

#### **BALCONY**

#### **BEDROOM ONE**

13' 11" x 12' 0" (4.23m x 3.66m)

#### **BEDROOM TWO**

14' 4" x 8' 7" (4.37m x 2.61m)

#### **BATHROOM**

8' 6" x 7' 5" (2.59m x 2.26m)

#### **TOTAL SQUARE FOOTAGE**

85.5 sq.m (924 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL GARDEN**

#### **ALLOCATED PARKING SPACE**





#### **ITEMS INCLUDED IN THE SALE**

Neff eye level oven, Neff induction hob, Neff integrated dishwasher and Neff integrated fridge.

#### **ADDITIONAL INFORMATION**

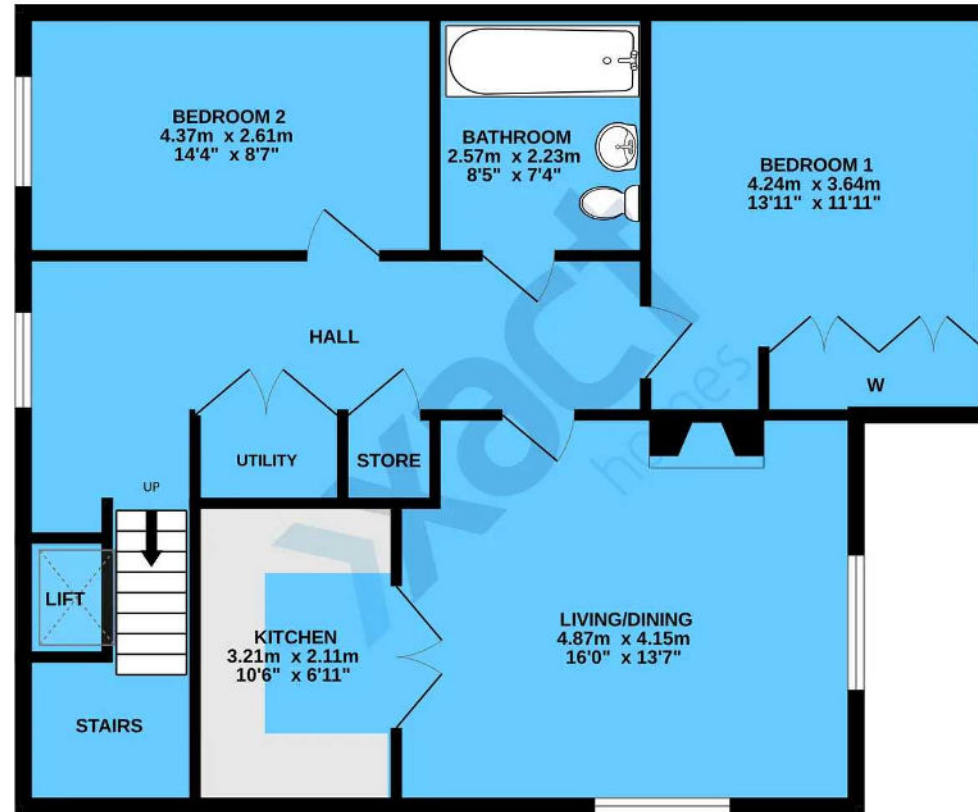
Service Charge: £8,769 p.a

#### **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  
85.8 sq.m. (924 sq.ft.) approx.



TOTAL FLOOR AREA : 85.8 sq.m. (924 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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