



Eastcote Park, Knowle Road, Eastcote

Guide Price £359,000



PROPERTY OVERVIEW

Introducing this exquisite two bedroom ground floor apartment, located within the highly coveted Eastcote Park retirement development. Offering an exceptional living experience, this property provides assisted living for individuals wanting to maintain their independence, while benefitting from a range of exceptional on-site facilities.

Upon entry, you are welcomed into a spacious hallway boasting ample storage space. The apartment boasts an open plan living and dining room, complete with French doors that gracefully open to the communal gardens, inviting an abundance of natural light to fill the space.

A fully fitted kitchen, complete with integrated appliances, makes meal preparation a breeze. Two generously proportioned double bedrooms are serviced by a well-appointed family bathroom. Residents will also appreciate the convenience of allocated parking.



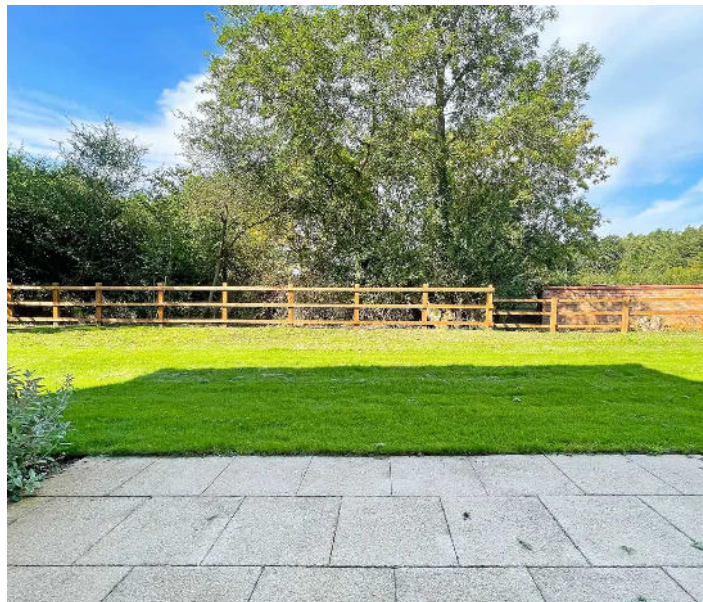


Notably, this striking apartment guarantees 24 x 7 emergency on-site support, accessible via the in-property call system. The Eastcote Park development offers residents access to a range of outstanding amenities, including a restaurant, club lounge, piano bar, hair and beauty salon, cinema, and a well-equipped fitness studio. Additionally, on-site transport is readily available, further adding to the convenience and quality of life for residents.

Do not miss the opportunity to own this impeccable ground floor apartment, offering a harmonious balance of independence and luxury within a thriving retirement community. Contact us today to arrange a viewing.

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 Ground Floor Apartment
- Within Eastcote Park Retirement Development
- Independent Property with On-Site Assisted Living Support Available
- Open Plan Living / Dining Room
- Fitted Kitchen
- Principal Bedroom & Double Bedroom
- Family Bathroom
- On Site Restaurant, Fitness Studio, Cinema, Hair Salon & Transport
- Allocated Parking





ENTRANCE HALLWAY

KITCHEN

10' 6" x 6' 3" (3.21m x 1.90m)

LIVING ROOM

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

PRINCIPAL BEDROOM

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)

UTILITY

OUTSIDE THE PROPERTY

COMMUNAL GARDEN

ALLOCATED PARKING SPACE

TOTAL SQUARE FOOTAGE

74.46 sq.m (801 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

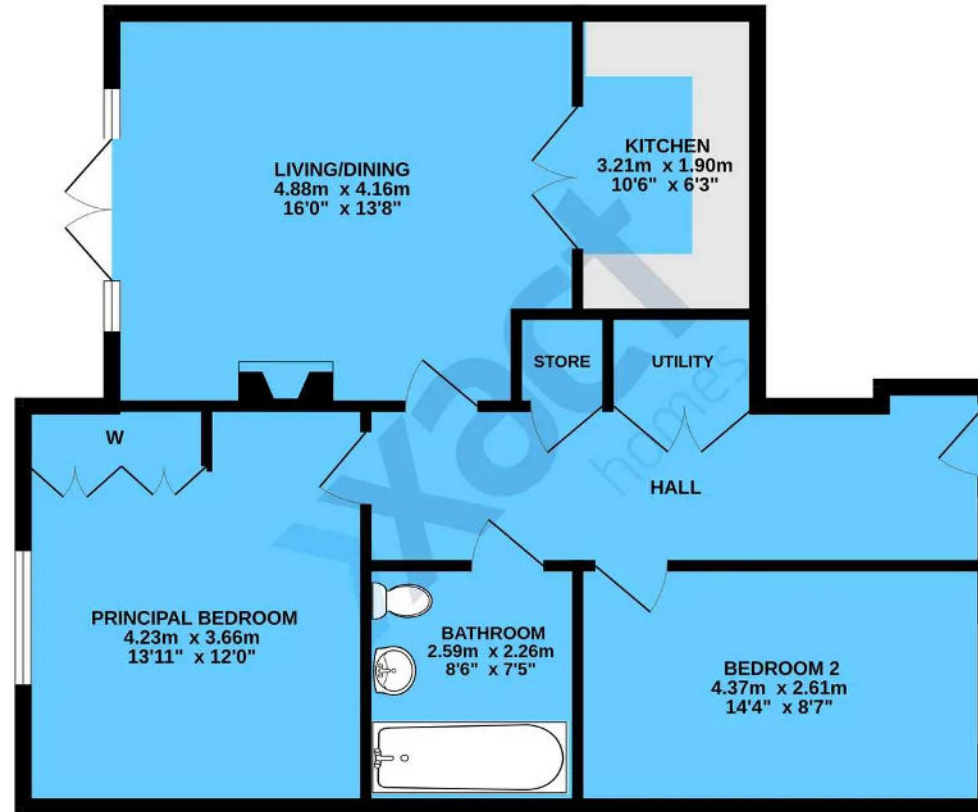
Service charge: £8,769 pa.

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.



GROUND FLOOR
74.4 sq.m. (801 sq.ft.) approx.



TOTAL FLOOR AREA: 74.4 sq.m. (801 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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