

8 Arden Grange

High Street, Solihull, B93 0LL



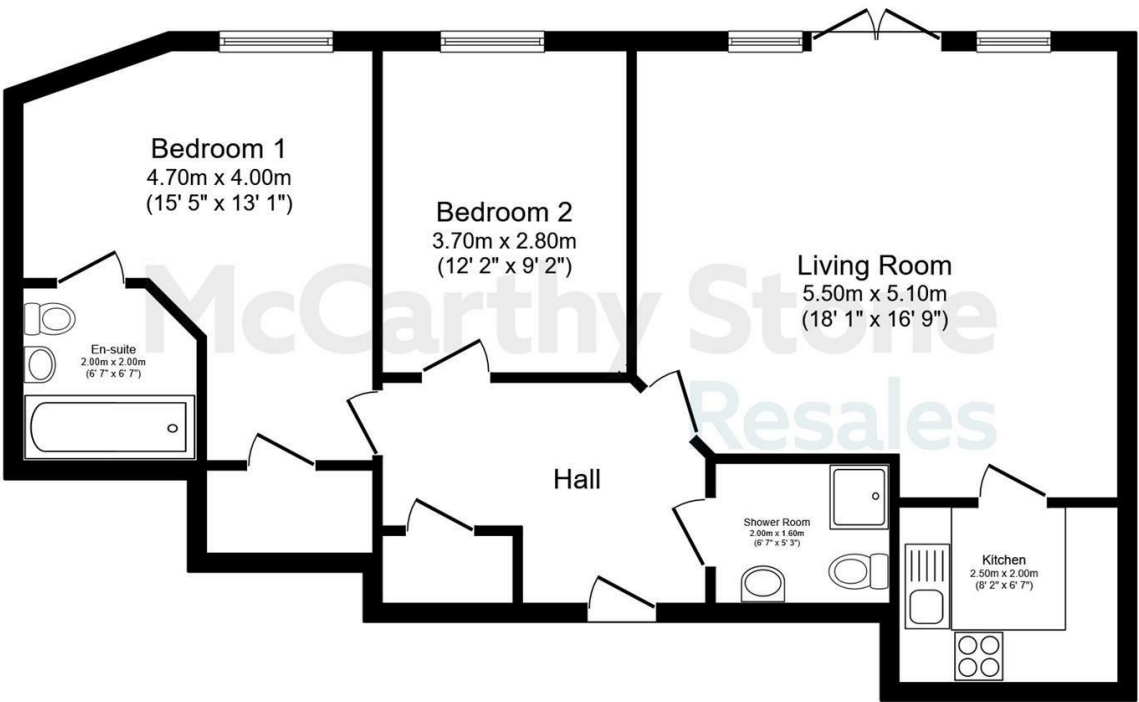
Asking price £425,000 Leasehold

A luxury apartment within our Arden Grange development situated in the heart of Knowle. Offering luxury retirement living both inside and out. An exceptionally spacious apartment occupying a GROUND FLOOR position with FRENCH DOORS TO A PATIO AREA having GARDEN VIEWS.

MUST BE VIEWED TO BE APPRECIATED

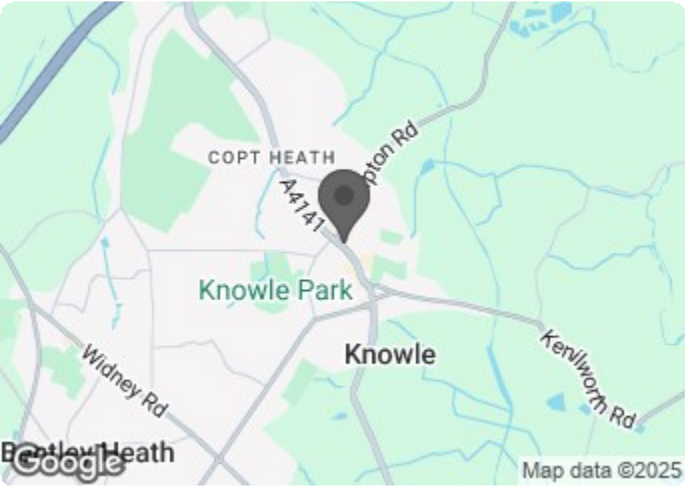
Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



Total floor area 75.9 sq.m. (817 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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High Street, Knowle, Solihull

Arden Grange

Arden Grange is a development of 28 one & two bedroom apartments exclusively designed for the over 60's. Set in the picturesque village of Knowle, just a few miles south of Solihull. Enviably located on the High Street, Arden Grange offers a central location nestled within the heart of one of the best addresses in the Midlands.

Knowle offers something for everyone, with delightful village charm and a lifestyle that will appeal to most. Homeowners at Arden Grange will enjoy its semi-rural location close to open countryside and parks, whilst still being close to local shops and convenient connections to Solihull and Birmingham via the M42 Motorway and bus links.

Arden Grange has been designed and constructed for modern living. The apartments boast walk in wardrobes, underfloor heating throughout, SKY TV points in living rooms. Our dedicated House Manager is on site during working hours to take care of the running of the development.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or

living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Entrance Hallway

Solid wooden front door with key hole and letter box leading to an imposing L shaped hallway. Wall mounted emergency speech module. Doors off to two walk in storage cupboards providing ample storage with one housing the hot water system and ideal as an airing cupboard. All other doors leading to both bedrooms the separate kitchen, main shower room and living room.

Living Room

The living room is a stunning space with French doors to a patio area with pleasant garden outlook. Having ample space for dining. TV / SKY point and telephone points. A range of power sockets. Two ceiling light fittings.

Kitchen

This modern fitted breakfast kitchen benefits from a good range of wall and base units incorporating integrated fridge and freezer. A stainless steel sink, built in waist high oven for easy access and space above for a microwave oven. Four ringed induction hob with chrome extractor hood and matching splash back. Tiled flooring.

Master Bedroom

The master bedroom provides a delightfully welcoming space. There is a door off to a large walk in wardrobe, additional fitted wardrobes with a further door leading to an en-suite shower room. TV and telephone point and a range of power sockets.

En Suite

A modern en-suite shower room fully tiled and featuring a walk

2 bed | £425,000

in shower cubicle with glass screen and grab rail. Vanity unit wash hand basin with fitted mirror above. WC. Wall mounted heated towel rail. Emergency pull-cord. Ceiling light with four spots.

Bedroom Two

Further good sized bedroom with fitted wardrobes and fitted shelving. TV and power sockets. Central ceiling light fitting. Large double glazed window.

Shower Room

This main shower room is fully tiled and has a level access double width walk in shower with part glass screen. Vanity unit wash hand basin with storage beneath and a fitted mirror above. WC. Heated towel rail. Ceiling light with four spots. Emergency pull-cord.

Lease Information

Lease length: 125 years from 1st Jan 2014
Ground rent: £495 per annum
Ground rent review date: 1st Jan 2029
Managed by McCarthy & Stone Management Services

Service Charge Breakdown

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover costs such as your individual apartments Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £4,513.38 per annum (for financial year ending 30/09/2025)

Parking Permit Scheme - subject to availability

The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

