



Asking Price £465,000 Leasehold

2 Bedroom, Apartment - Retirement

28, Eleanor Lodge Station Road, Knowle, Solihull, West Midlands, B93 0JN

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Retirement Property Specialists

Eleanor Lodge

Eleanor Lodge is a beautiful development of 28 one and two bedroom retirement apartments in the suburb of Knowle just 3 miles from Solihull and 17 miles from Birmingham City Centre.

Knowles' High Street offers an array of independent shops as well as cafes, restaurants and shops. Touchwood Shopping centre is a short journey away in Solihull with a wide range of shops as well as a Cinema.

Eleanor Lodge's Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Eleanor Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind. .

Eleanor Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Eleanor Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT

Welcome to Eleanor Lodge! This delightful two bedroom second floor retirement apartment is presented in good order throughout and is conveniently located near the stairs providing easy access.

The Living Room offers ample space for living and dining room furniture. Dual aspect windows provide lots of natural light.

The Kitchen is accessed via the Living room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, freezer and washer/dryer. A window provides light and ventilation.

Bedroom One is a good-sized double room with built-in mirrored wardrobe. There is plenty of space for additional furniture if required. A large window keeps this lovely bedroom bright and light. An ensuite provides a curved shower cubicle with handrail, a heated towel rail, WC and wash hand basin with vanity unit below.

Bedroom Two is another good-sized room with a built-in mirrored wardrobe. This room could also be used as a separate Dining Room, Study or Hobby Room.

The Bathroom offers a bath with overhead shower and handrail, a WC, heated towel rail and wash basin with vanity unit below.

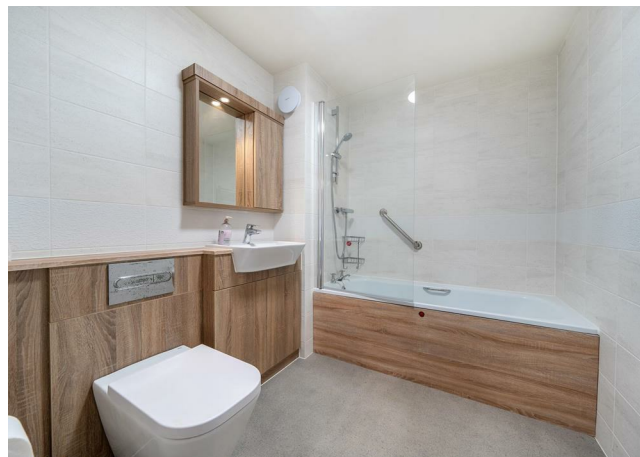
Perfectly complementing this lovely apartment is a useful walk-in storage cupboard located off the Hallway.

Call us today to book your viewing at Eleanor Lodge!



Features

- Two bedroom second floor apartment
- Lodge Manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- Wonderful development located in Knowle
- Lift to all floors
- Owners private car parking
- Stunning Communal Gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.



Key Information

Service Charge (Year Ending 30th November 2025): £6,049.47 per annum.

Ground rent £625 per annum. To be reviewed in September 2030.

Council Tax Band E

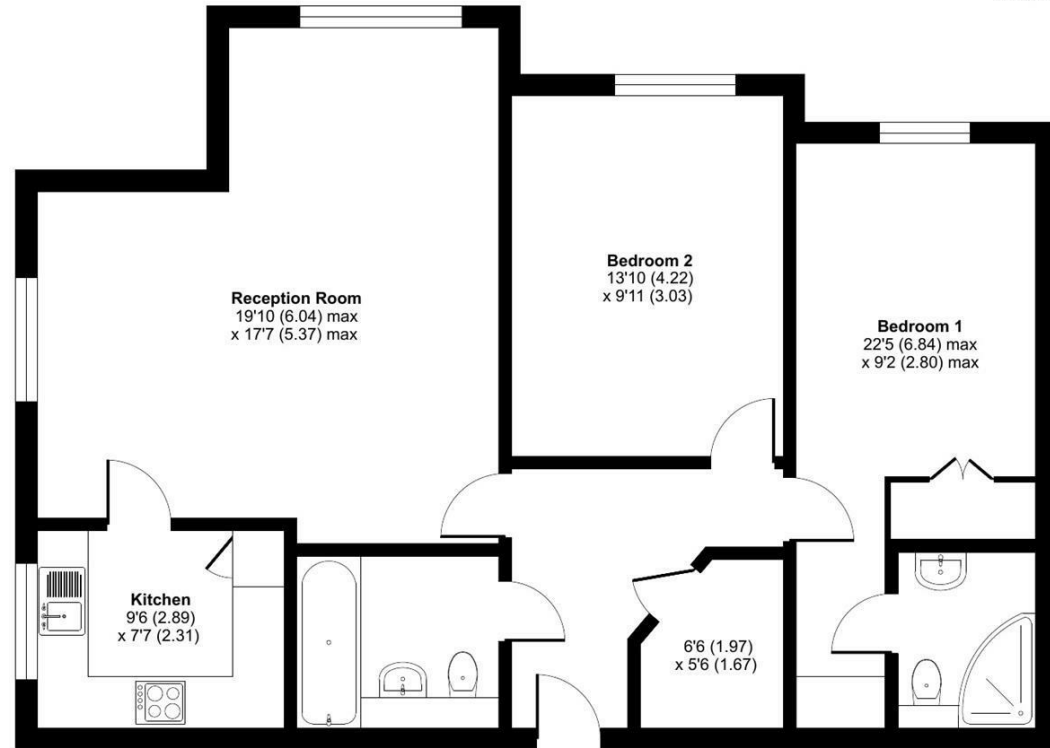
999 year Lease commencing September 2020

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, air source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion on the sale of the property.

Approximate Area = 913 sq ft / 84.8 sq m
For identification only - Not to scale



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nchecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1239029

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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