



**smarthomes**  
PORTFOLIO COLLECTION



261  
The Pavilion

**Station Road**  
**Knowle**

**A luxurious first floor apartment within a beautifully maintained development in the sought after village of Knowle.**





**Smart Homes Portfolio are delighted to offer this luxury first floor apartment situated within a beautifully maintained development in the sought after village of Knowle. Offering spacious accommodation comprising a lounge/dining room with balcony, fitted breakfast kitchen, two double bedrooms with en-suite bathrooms, dressing area, further double bedroom/study, guest W.C, tandem garage and parking and being surrounded by manicured communal gardens**

The property is set back from the road behind wrought iron fencing and hedging leading to manicured communal lawns and gardens. A driveway leads to the a private garage and parking and a secure entrance door leads into

### **Communal Entrance Hallway**

The welcoming communal hallway offers stairs and lift access to all floors, and on the first floor you will find a further inner lobby with a private wooden front door leading into

### **Private Entrance Hallway**

With a UPVC double glazed window to side, Amtico flooring with decorative edging, three ceiling light points, two radiators, useful storage cupboard, telephone intercom system, ornate coving and double doors leading off to

### **Spacious Dual Aspect Lounge/Dining Room**

*21' 3" x 14' 9" (6.5m x 4.5m)*

With a living flame gas fire with stone surround, marble hearth and inlay, ornate coving, two wall mounted radiators, two ceiling light points, CAT6 connectivity, a UPVC double glazed window to side and UPVC double glazed French doors leading to

### **Balcony**

Overlooking the rear of the property with wrought iron railings, timber decking and exterior lighting

### **Dual Aspect Fitted Breakfast Kitchen**

*20' 8" x 11' 9" (6.3m x 3.6m)*

Being fitted with a range of wall, base and drawer units with a granite work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level Neff double oven and grill, integrated Miele washing machine and dishwasher and integrated fridge/freezer. Concealed wall mounted gas central heating boiler, integrated music system, Kardean flooring, coving to ceiling, two radiators, ceiling spot lights and double glazed windows to the side and rear aspects

### **Bedroom One to Side**

*14' 9" x 10' 5" (4.5m x 3.2m)*

With a double glazed window to side elevation, radiator, coving to ceiling, ceiling light point and archway to

### **Dressing Area**

*6' 2" x 4' 7" (1.9m x 1.4m)*

With an obscure double glazed window to side elevation, radiator, ceiling spot lights, coving to ceiling, two sets of double fitted wardrobes and door to

### **En-Suite Bathroom**

*8' 6" x 6' 10" (2.6m x 2.1m)*

Being fitted with a white suite comprising of a corner bath with shower attachment, separate shower enclosure, pedestal wash hand basin and a low flush W.C. Two extractors, heated towel rail, tiling to half height and floor and ceiling spot lights

### **Bedroom Two to Side**

*15' 1" x 10' 2" (4.6m x 3.1m)*

With a double glazed window to side elevation, fitted double wardrobe, coving to ceiling, radiator, ceiling light point and door to

### **En-Suite Bathroom**

*8' 2" x 6' 10" (2.5m x 2.1m)*

Being fitted with a white suite comprising of a panelled bath with shower over and glass screen, pedestal wash hand basin and a low flush W.C. Extractor, shaver socket, heated towel rail, tiling to half height and floor, ceiling spot lights and an obscure double glazed window to side





### **Bedroom Three/Study to Side**

15' 5" x 13' 5" (4.7m x 4.1m)

Being accessed via double doors with a double glazed window to side elevation, radiator, coving to ceiling, ceiling light point and a range of fitted cupboards by Neville Johnson

### **Guest W.C**

Being fitted with a suite comprising a low flush W.C and pedestal wash hand basin. Kardean flooring, tiling to half height and ceiling light point

### **External Storage Cupboard**

6' 10" x 4' 3" (2.1m x 1.3m)

The storage cupboard is located in the communal hallway, is for the sole use of this apartment and has power and lighting. The property further benefits from bike storage

### **Tandem Garage & Parking**

20' 4" x 8' 6" (6.2m x 2.6m)

With an electronic up and over door for vehicular access via a parking space with an alarm, ceiling light point and power points

### **Tenure**

We are advised by the vendor that the property is leasehold with approx. 103 years remaining on the lease, a service charge of approx. £3,031 per annum and a ground rent of approx £250 per annum (but are awaiting confirmation from the vendor's solicitor). The ground rent is reviewed every 10 years from 2027. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - G









## Floorplans

### General Information

#### Agents Note

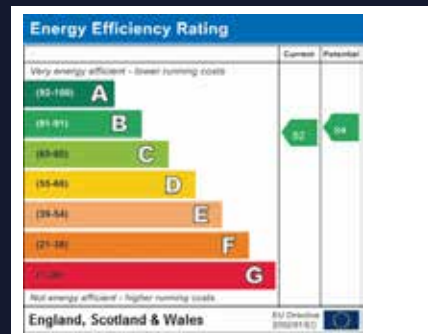
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to smarthomes Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

#### Anti Money Laundering (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, smarthomes Portfolio Collection as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.



### Energy Efficiency Rating



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