



## Marsh Lane, Hampton-in-Arden

Guide Price £275,000







## PROPERTY OVERVIEW

Introducing this superb two bedroom first floor apartment, perfect for both first time buyers and investors. Situated within a private gated development, this property offers an exceptional opportunity to reside in a secure and exclusive environment. With the added benefit of NO UPWARD CHAIN, this residence is available for immediate occupation. Upon entering, you are welcomed by a spacious entrance hallway, providing ample storage solutions. The highlight of this apartment is undoubtedly the vast open plan kitchen, diner, and lounge area, complete with a balcony which is located to the rear and is therefore more private and provides no noise from the trainline. The kitchen boasts high-quality fitted units, integrated appliances, and a central island, ensuring a stylish and comfortable culinary experience. Both bedrooms are generously proportioned, with the principal bedroom benefiting from an ensuite, complete with modern fixtures and fittings. A family bathroom, again completed to an exemplary standard, serves the second bedroom and guests. Storage is plentiful throughout this remarkable home, allowing for a clutter-free living experience. Additionally, two allocated parking spaces provide convenient and secure off-road parking.







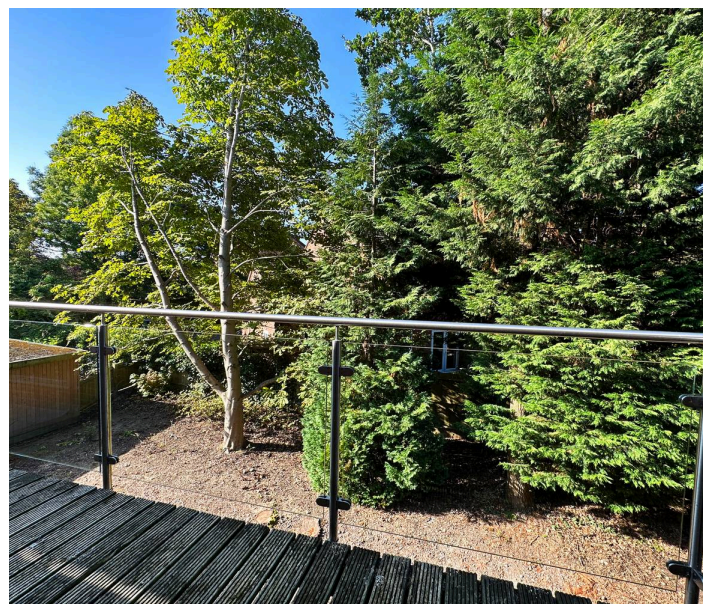
For those seeking an exceptional property within a private development, this two bedroom apartment offers an exceptional opportunity to acquire an enviable lifestyle. Don't miss out on the chance to call this place home – contact us today to arrange a viewing.

#### PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, historic church with Norman origins, Doctors surgery, railway station and many local village groups and clubs. The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive facilities. Meriden, Barston and Knowle are all neighbouring villages whilst junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture.

Council Tax band: D

Tenure: Leasehold



- Two Bedroom First Floor Apartment
- NO UPWARD CHAIN
- Ideal For First Time Buyers Or Investors
- Open Plan Kitchen / Diner / Lounge
- Principal Bedroom With Ensuite
- Gated Parking





#### **ENTRANCE HALLWAY**

#### **KITCHEN / DINER / LOUNGE AREA**

20' 3" x 15' 3" (6.18m x 4.64m)

#### **BALCONY**

#### **PRINCIPAL BEDROOM**

13' 6" x 10' 10" (4.11m x 3.29m)

#### **ENSUITE**

6' 9" x 5' 3" (2.07m x 1.59m)

#### **BEDROOM TWO**

12' 1" x 9' 6" (3.69m x 2.90m)

#### **BATHROOM**

6' 6" x 5' 3" (1.97m x 1.61m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area - 72.0 sq.m. = 775 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **TWO ALLOCATED PARKING SPACES**

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

Neff integrated oven, integrated hob, Electolux extractor, microwave, fridge freezer, dishwasher, Beko washing machine, tumble dryer, all carpets, some curtains and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Ground rent - £170 (pa). Service charge - £980 (pa).





#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

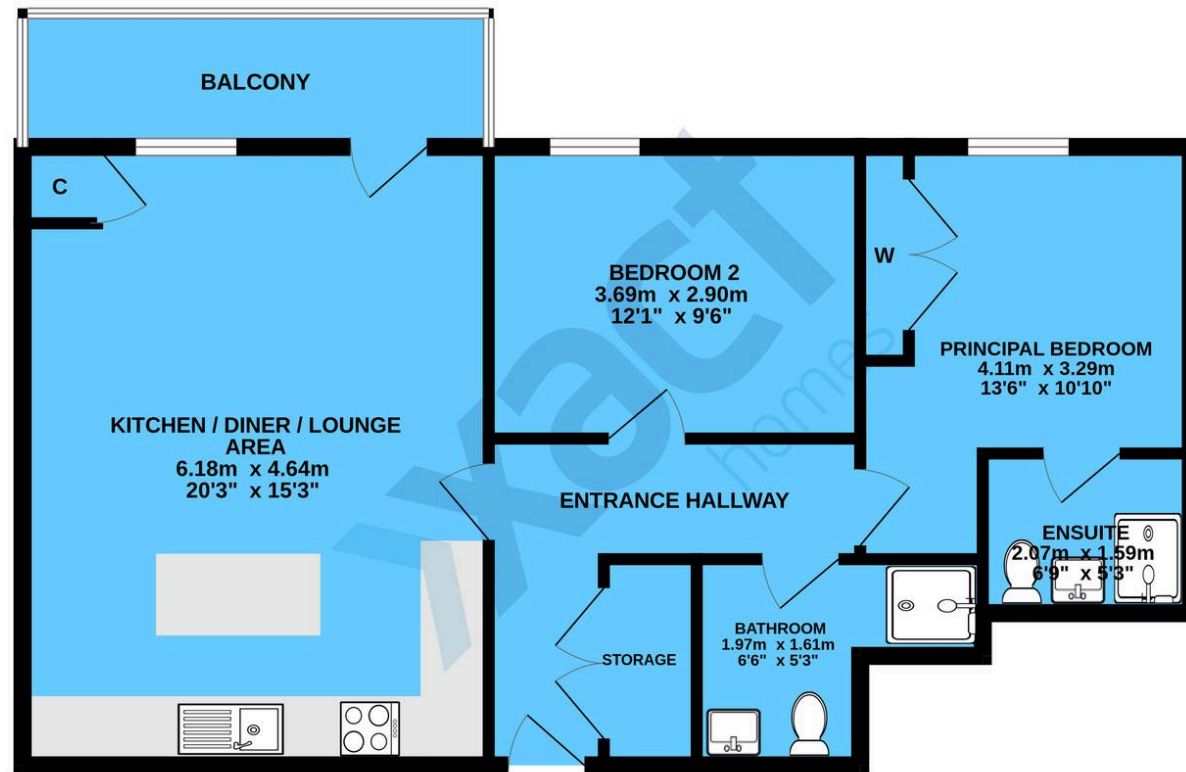
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## 1ST FLOOR



TOTAL FLOOR AREA: 72.0 sq.m. (775 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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# Xact Homes

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