



## Hampton Court, Marsh Lane

Guide Price £195,000







## PROPERTY OVERVIEW

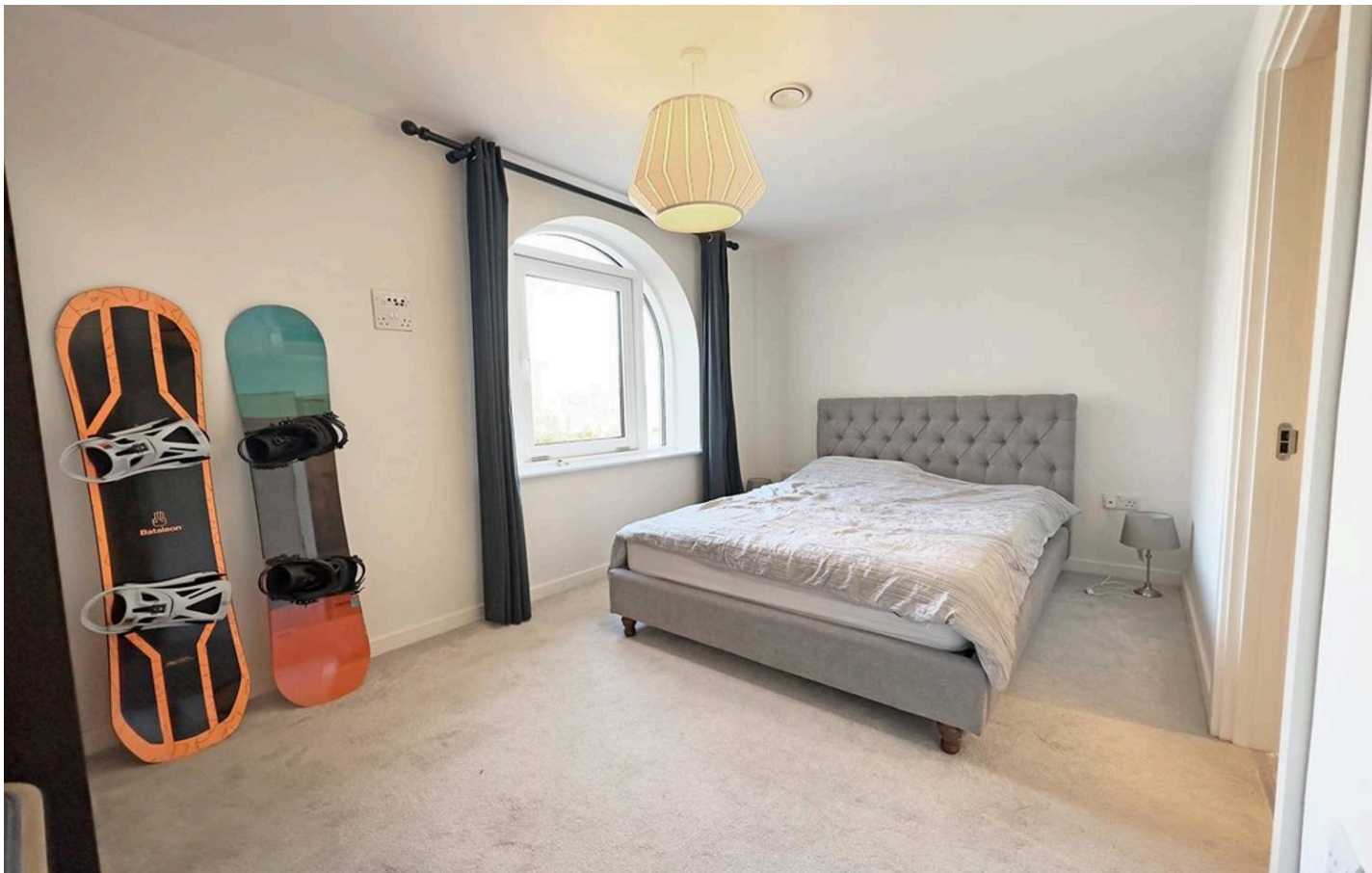
This first-floor one-bedroom apartment is ideal for first time buyers, investors and downsizers, is being sold with NO ONWARD CHAIN and benefits from the remainder of the NHBC guarantee . The apartment complex is on the original site of a storage depot and this inspired the building's unique design, which won the prestigious SMBC Heritage Design Award. The wide entrance hallway leads into a spacious open-plan kitchen / living area with feature arched windows that fill the open-plan area with natural light. The living area also provides access onto the balcony which offers views over the surrounding countryside. The double bedroom has a large feature window, fitted wardrobe and has access to a Jack & Jill shower-room.

The property comes with two allocated parking spaces.

Viewing is by appointment with Xact on 01676 534 411.







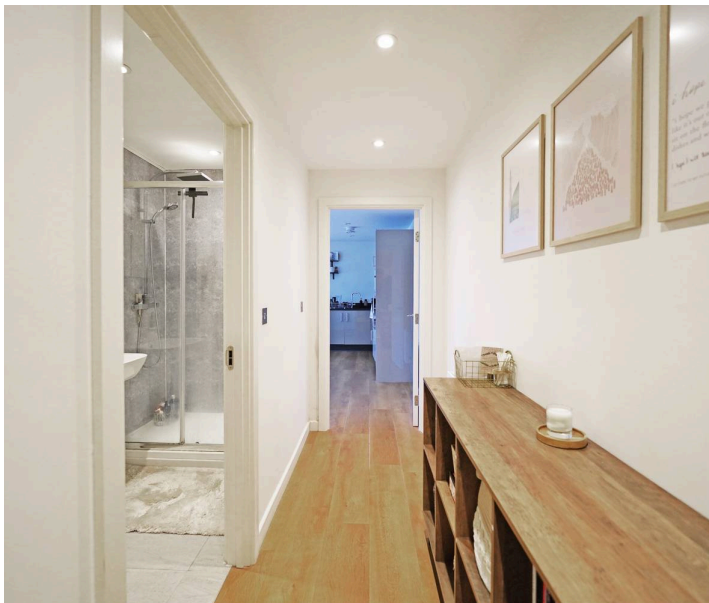
## PROPERTY LOCATION

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: C

Tenure: Leasehold

- One Bedroom Apartment
- Immaculately Presented Throughout
- Open Plan Lounge / Kitchen / Dining Area
- Double Bedroom With Fitted Wardrobes
- En-Suite
- Balcony Overlooking Open Countryside
- Two Allocated Parking Spaces
- Long Lease - 900+ Years



## FIRST FLOOR

### ENTRANCE HALLWAY

### OPEN PLAN LOUNGE / KITCHEN / DINING AREA

16' 11" x 15' 5" (5.15m x 4.71m)

### PRINCIPAL BEDROOM

14' 1" x 8' 6" (4.30m x 2.60m)

### ENSUITE





#### **TOTAL SQUARE FOOTAGE**

Total floor area: 54.0 sq.m. = 581 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

**BALCONY OVER LOOKING OPEN COUNTRYSIDE**

**TWO ALLOCATED PARKING SPACES**

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

Integrated oven, integrated hob, extractor, microwave, fridge freezer, dishwasher, washing machine, all carpets and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Ground rent - £170.00 (pa). Service charge - £606.56 (pa).

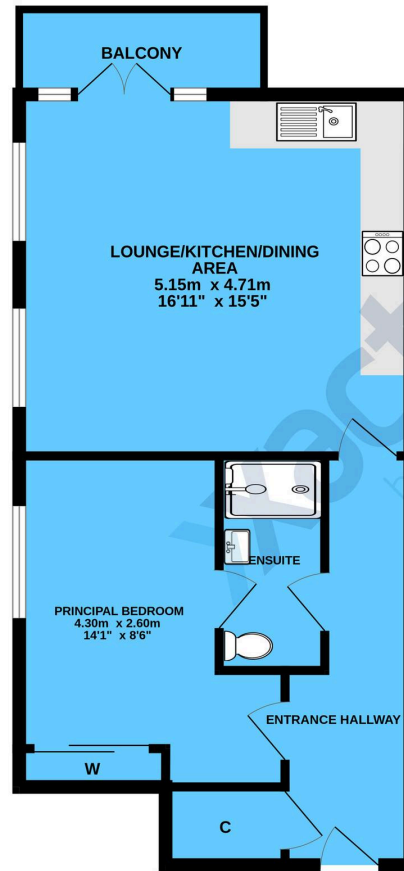
#### **INFORMATION FOR POTENTIAL BUYERS**

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: 54.0 sq.m. (581 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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