



Marsh Lane, Hampton-In-Arden

Offers in Region of £200,000







#### PROPERTY OVERVIEW

Situated in the centre of Hampton-In-Arden, this spacious gas centrally heated one bedroom first floor apartment for the over 55's is available to purchase with no onward chain. Benefiting from a long lease the property provides potential purchasers with; attractive dual aspect lounge, refitted kitchen, double bedroom with fitted wardrobe, re-fitted bathroom, an allocated parking space and access to a communal patio area. Viewing is advised to appreciate the size and quality of the accommodation.

#### 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
- For Over 55's
- Well Presented Throughout
- No Upward Chain
- Central Village Location
- Large Lounge with Balcony
- Long Lease
- Recently Re-Fitted Bathroom

**STAIRS LEADING TO :-**

**HALLWAY**

**LOUNGE**

15' 2" x 15' 1" (4.63m x 4.61m)

**KITCHEN**

15' 2" x 7' 11" (4.63m x 2.41m)

**BEDROOM**

12' 4" x 10' 8" (3.75m x 3.25m)

**BATHROOM**

**ALLOCATED PARKING SPACE**

**COMMUNAL PATIO AREA**







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

Free standing cooker, kitchen extractor, fridge, freezer, dishwasher, washing machine, all carpets, some curtains, some light fittings and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services – direct mains water, sewers and electricity.  
Broadband – TBC. Service Charge – £1,628 pa. Ground Rent – £100.00 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.

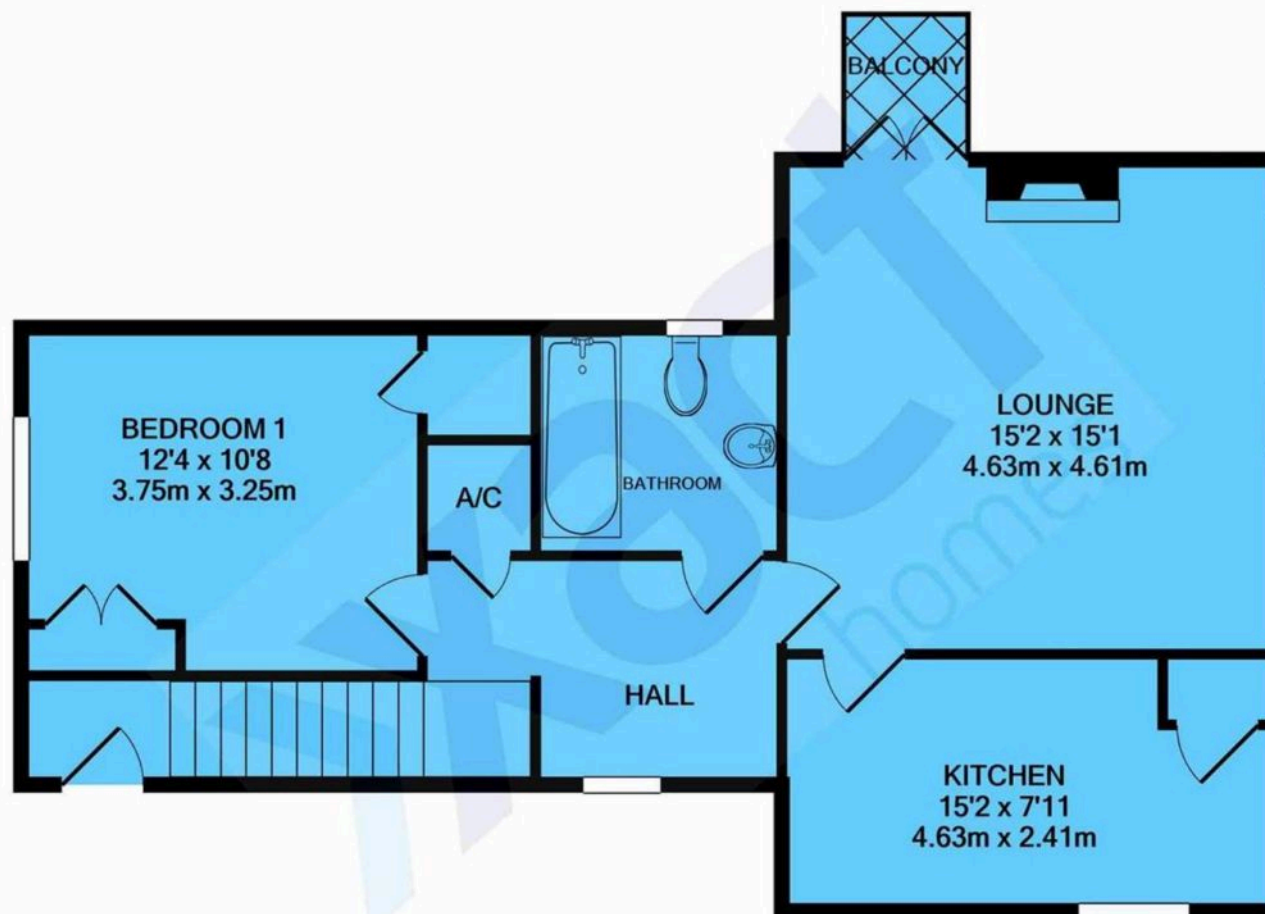
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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