



Hampton Court, Marsh Lane, Hampton in Arden  
£267,950





## PROPERTY OVERVIEW

This beautifully presented two bedroom apartment is situated on the first floor of a sought-after modern development, offering an exceptional standard of contemporary living with the added benefit of no onward chain. The property welcomes you with a spacious entrance hall, leading to an impressive open plan kitchen/dining and living area that is designed for both relaxation and entertaining. The kitchen features sleek cabinetry, integrated appliances and generous worktop space, seamlessly connecting to the dining and living zones for effortless day-to-day living. The principal bedroom is complete with fitted wardrobes and a stylish en-suite shower room, providing privacy and comfort. The second bedroom is equally well-proportioned, making it ideal for guests, family or use as a dedicated home office. A modern family bathroom, finished to a high standard, serves the rest of the accommodation. The apartment also boasts a private balcony (accessed from the living area), perfect for enjoying your morning coffee or unwinding at the end of the day. Additional features include two allocated parking spaces, secure entry system and ample storage throughout, ensuring both convenience and peace of mind.





With its immaculate interiors, thoughtful layout and prime location close to local amenities and transport links, this property represents an outstanding opportunity for first-time buyers, investors or those looking to downsize without compromise.

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: D

Tenure: Leasehold



- Two Bedroom, First Floor Apartment
- Beautifully Presented Throughout
- No Onward Chain
- Open Plan Kitchen / Dining & Living Area
- En-Suite Principal Bedroom
- Two Allocated Parking Spaces
- Private Balcony



#### **ENTRANCE HALL**

#### **KITCHEN/DINING & LIVING AREA**

18' 11" x 19' 2" (5.77m x 5.84m)

#### **PRINCIPAL BEDROOM**

11' 3" x 12' 3" (3.42m x 3.74m)

#### **ENSUITE**

4' 8" x 6' 3" (1.41m x 1.91m)

#### **BEDROOM TWO**

12' 5" x 8' 7" (3.78m x 2.61m)

#### **BATHROOM**

6' 1" x 6' 7" (1.85m x 2.00m)

#### **TOTAL SQUARE FOOTAGE**

68.0 sq.m (737 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

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

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

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

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Service charge - £917.36 pa. Ground rent - £170 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.



Approx Gross Internal Area  
68 sq m / 737 sq ft



## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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