



Hampton House, 17-19 Hampton Lane
Sale Price £79,500



Love
Property Co.

Apartment 4 Hampton House 17-19 Hampton Lane, Solihull, B91 2QT

Tenure – Leasehold
EPC Rating – B
Council Tax Band - C

Love Property Co are pleased to offer the opportunity to purchase this lovely ground floor retirement apartment situated within a complex in Solihull town centre. Comprising of open plan lounge / kitchen, double bedroom and shower room. Service charge inclusive 2 meals a day (for one occupant), gas, electricity and water. Hampton House offers a community, yet independence and privacy if preferred. The lovely glass door secure entrance leads through to the House Manager's office - where a point of contact is always available if required.

The main large dining room and living area to the main building is available for residents to use at any time and quite uniquely there is an onsite hairdressing and treatment room - ideal for pampering from the comfort of your own surroundings.

There is visitor parking to the immediate front of the building from Hampton Lane.

The apartment is located on Hampton Lane just off the A41 Warwick Road close to the town centre of Solihull offering an excellent array of shopping facilities, a wide choice of restaurants and bars and with convenient access to Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

The property is conveniently situated for Solihull School, St Martin's Girls School along with Malvern and Brueton Parks, pleasant areas of public open space with a tea room, wildlife centre, duck pond, tennis court and children's play area.

There is easy access via the A41 to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station making this an ideal location therefore for those looking for modern spacious accommodation close to so many amenities and good transport links.



The apartments are set back from the road behind visitor parking leading to a communal entrance door into a foyer with mail boxes and further secure entrance door to a welcoming communal hallway where this property is located on the first floor

Lounge / Kitchen

26' 4" x 10" 10" (8.02m x 3.30m) - Having ceiling light points, wall mounted heater, and UPVC windows to rear in lounge. To the kitchen, a range of wall, drawer and base units with work surfaces over, sink unit with drainer and taps, integrated oven with hob and cooker hood, tiled splashbacks, space for washing machine, integrated fridge/freezer and storage cupboard

Principle Bedroom

17' 7" x 9'10" (5.36m x 3.00m) - Having a ceiling light point, wall mounted heater and window to rear

Shower Room

8' 5" x 5' 10" (2.56m x 1.78m) - Having Walk in shower with screen, freestanding sink basin and low-level WC, tiles to splashback prone areas, shaver point and lino flooring

Total Square Footage

522.7 sq.ft (51.3 sq.m) approx.

Tenure: Leasehold with approximately 114 years remaining

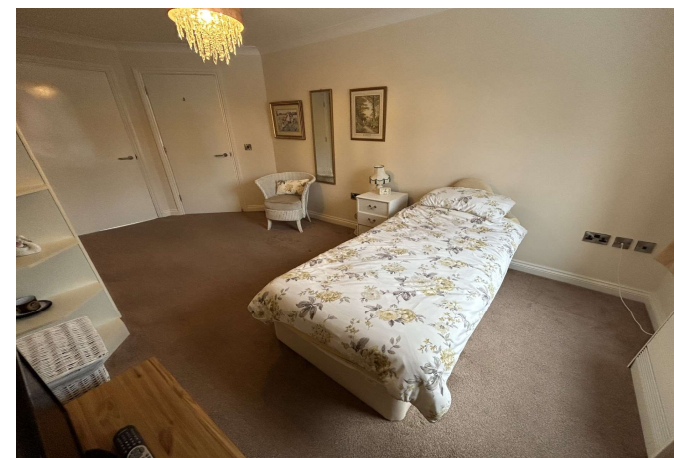
EPC Rating: B

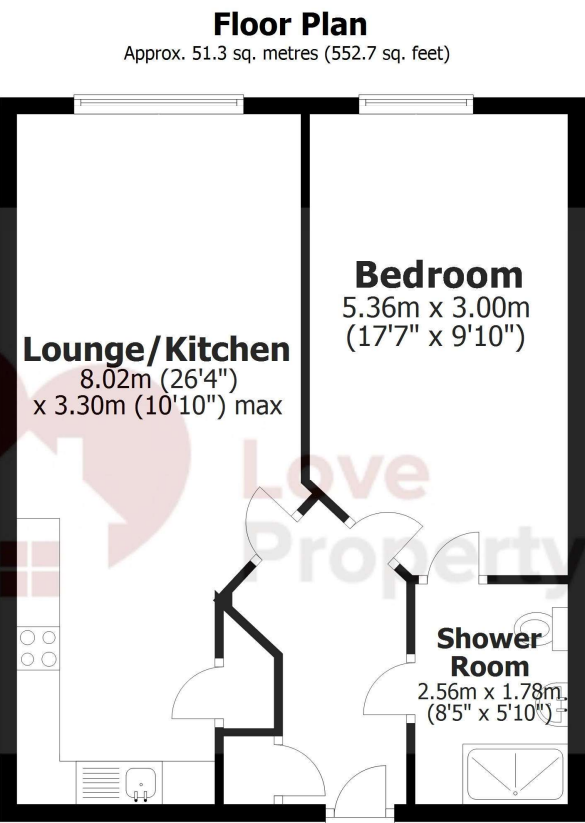
Council Tax Band: C

The following figures are for 2024/25

We are advised by the Vendor that the property is leasehold, the monthly service charge is £1551.21 of which £226.28 per month is the rent proportion which includes 2 meals per day (lunch and dinner) for 1 person, gas, electricity and water. Sinking fund contribution of £85.89 per month. No ground rent payable.

Costs and inclusions should be clarified by your legal representative.





Total area: approx. 51.3 sq. metres (552.7 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimesions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

15 St Johns Way, Knowle, Solihull, B93 0LE
T: 01564 663055 | E: info@lovepropertyco.co.uk
www.lovepropertyco.co.uk

