



# 17-19 Hampton Lane,

## 50% Shared Ownership £50,000

- **FIRST FLOOR FLAT**
- **OPEN PLAN LOUNGE / KITCHEN**
- **SERVICE CHARGE INC MEALS & BILLS**
- **RESIDENTS LOUNGE**
- **IDEAL LOCATION**
- **TWO DOUBLE BEDROOMS**
- **SHOWER ROOM**
- **RESIDENTS PARKING**
- **UPVC DOUBLE GLAZING**
- **NO UPWARD CHAIN**

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**  
**22'10" (max) x 18'4" (max) (6.96m (max) x 5.59m (max) )**



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 mixer tap, integrated oven with hob and cooker hood, tiled splashbacks, space for washing machine, integrated fridge/freezer and storage cupboard

**BEDROOM ONE**  
**16'4" x 11'4" (4.98m x 3.45m)**



Having ceiling light point, wall mounted heater and window to rear

**BEDROOM TWO**  
**13'7" (max) x 7'10" (4.14m (max) x 2.39m)**



**SHOWER ROOM**  
**8'6" x 6" (2.59m x 1.83m)**



Having walk in shower with screen, freestanding sink basin and low level WC, tiles to splashback prone areas and lino flooring



## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

### Ground Floor



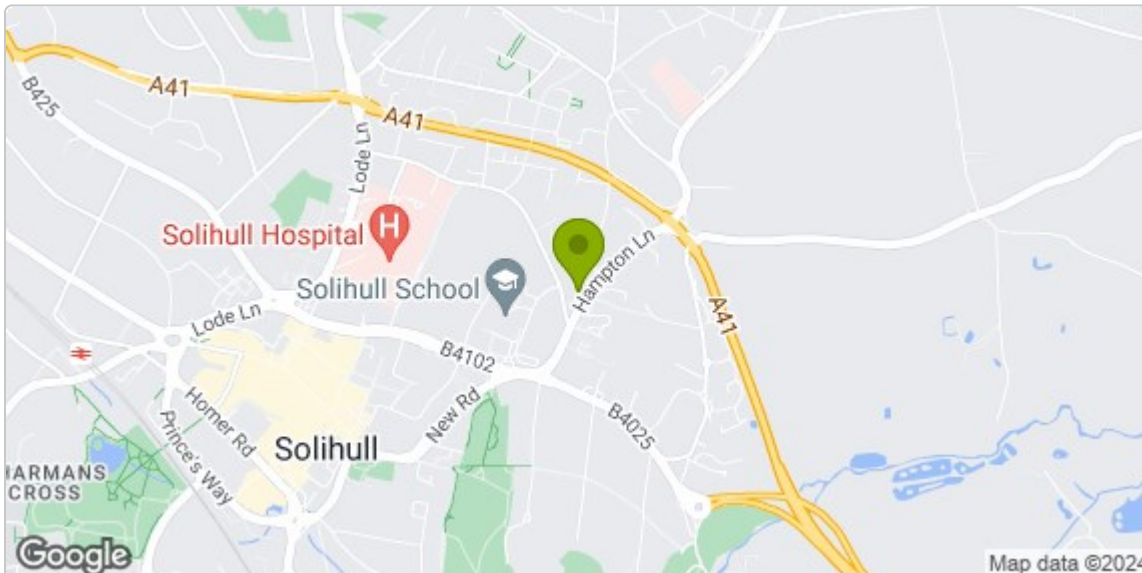
### VIEWING

By appointment only please with the Solihull office on 0121 711 1712

### TENURE

We are advised by the Vendor that the property is leasehold, the monthly rent on the property is £221.35, monthly service charge £1112.24 which includes 3 meals per day for 1 person, gas, electricity and water. Ground rent is £25 per month along with a sinking fund contribution of £85 per month.

**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:  
Flat 17, Hampton House 17-  
19 Hampton Lane Solihull  
B91 2QJ

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	