

HUNTERS®

HERE TO GET *you* THERE



Hampton Court, 55 Marsh Lane

Hampton-in-Arden, B92 0EW

Guide Price £250,000



Council Tax: D



Apt 22 Hampton Court, 55 Marsh Lane

Hampton-in-Arden, B92 0EW

Guide Price £250,000



22 Hampton Court comprises in further detail:

Located in the heart of Hampton-in-Arden, this spacious ground floor apartment was built in 2017. Offered with gas central heating and double glazing, the property is set in a gated development.

Accommodation

Entrance Hall

Ceiling light point, wood effect flooring, door to storage cupboard and opening to:

Open Plan Living area

17'1" x 16'6" (5.23m x 5.03m)

Two ceiling light points, French doors with windows surrounding leading to out door patio, window to front aspect, radiator and access to further storage cupboard.

Kitchen Area

8'7" x 8'0" (2.62m x 2.44m)

Ceiling spot lights, wood effect flooring and a fitted kitchen comprising: a range of wall and base units with drawers, granite effect work surfaces, inset one bowl sink with mixer tap over, electric hob with extractor fan over, integrated double oven, fridge/freezer and dishwasher.

Bedroom One

11'8" x 10'9" (3.56m x 3.28m)

Window to side aspect, ceiling light point, radiator and door to:

En-Suite Shower Room

Ceiling spot lights, partially tiled walls and tiled floor, low-level flush w.c., wall mounted wash hand basin with mixer tap over, heated towel rail and inset shower cubicle with glass door.

Bedroom Two

10'5" x 9'6" (3.2m x 2.92m)

Window to side aspect, ceiling light point, radiator and door to:

Jack & Jill Bathroom

Also accessed via the inner lobby, offering ceiling spot lights, partially tiled walls and tiled floor and suite comprising of: low-level flush w.c., inset bath with mixer tap over, rainfall shower with additional head over and glass screen, heated towel rail and wall mounted wash hand basin with mixer tap over.

Outside

Patio Area

Accessed via the open-plan living area, there is a patio area with hedgerow to sides.

Lease Details:

Years Remaining: 994 (999 years from November 2017)

Service Charge per annum: £994.00

Ground Rent per annum: £170.00

Agent Note:

The Vendor informs Hunters Knowle that there are two allocated parking spaces offered with the property.

The vendors have provided the information relating to the above. Hunters stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

Tel: 01564 770707

TENURE

The Agent understands that the property is Leasehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their Solicitor or Surveyor prior to committing to purchase the property.

SERVICES

Hunters Knowle understands from the vendor that all mains drains, gas, electricity and water are connected to the property, however we have not obtained verification of this information. Any interested parties should obtain verification on this information via their Solicitor or Surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

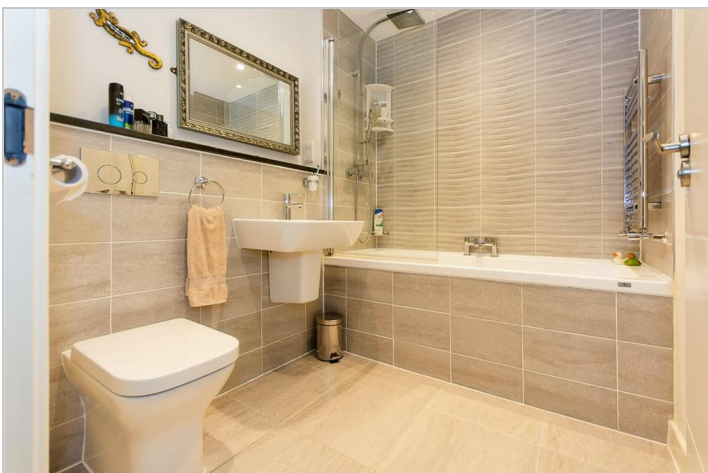
The vendor has informed Hunters Knowle that the property is located within the Borough of Solihull and is Band D.

FIXTURES & FITTINGS

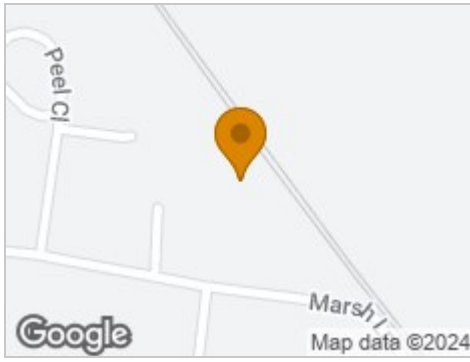
Only those items mentioned in the sales particulars will be included in the sale of the property.

GENERAL INFORMATION

These particulars are intended to give a fair and reliable description of the property, however no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas central / electrical heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off / disconnected / drained appliances. All measurements in our particulars are approximate.



Road Map



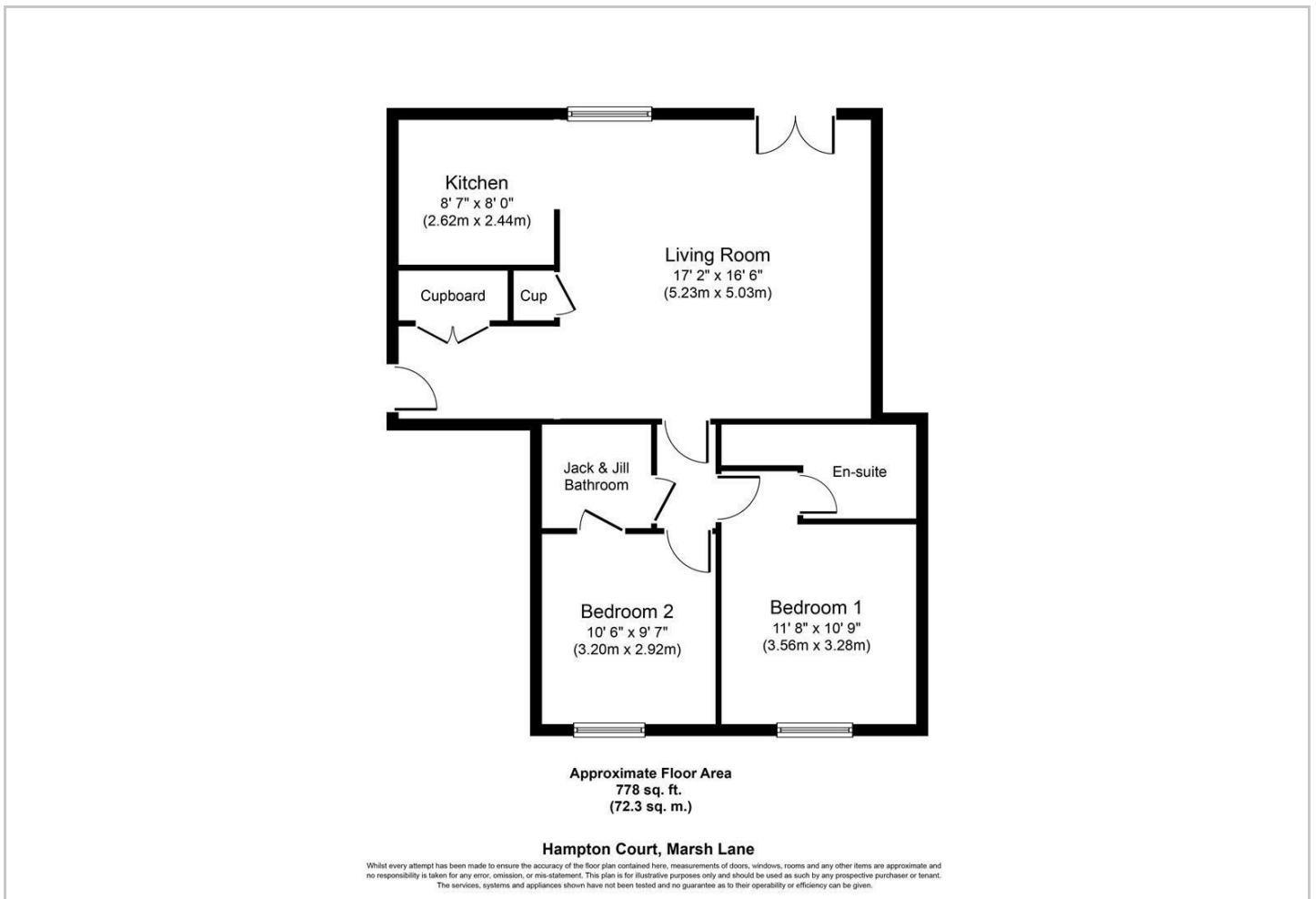
Hybrid Map



Terrain Map



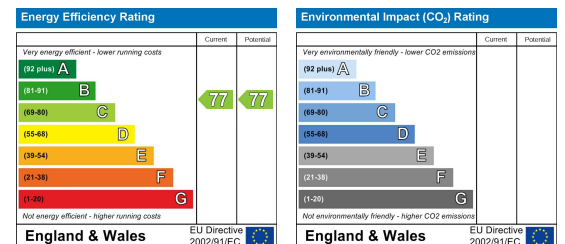
Floor Plan



Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.