

Apartment 3, Hampton Court

Solihull, B91 2PN





TWO BEDROOM LUXURY FIRST FLOOR APARTMENT

- Elegant and Spacious
- Exclusive and Gated
- Prime Central Location
- Exquisite Lounge with Turreted Window
- Large Study/Dining Room/Third Bedroom
- Fully Fitted Breakfast Kitchen
- Two Spacious Bedrooms
- Two Bathrooms/Shower rooms
- Garage and Parking
- Lift

ACCOMMODATION

Prime centrally located, remarkably spacious, two bedroom luxury first floor apartment, occupying an excellent position within this most exclusive gated modern development. Enjoying tremendous views from a variety of windows, including the charming turreted rounded bay windows. Situated within walking distance of Solihull Town Centre, railway station and Malvern Park. Benefitting from double glazing, central heating and lift. Briefly comprises; communal entrance, lift lobby, welcoming reception hallway, stunning lounge with feature fireplace, spacious study/dining room (potentially, a third double bedroom), fully fitted breakfast kitchen, master bedroom with en-suite shower room/wc, second double bedroom, main bathroom/wc, parking space, substantial garage, visitor parking and pleasant leafy communal grounds with manicured lawns. Viewing is highly recommended.

EPC: B Council Tax Band: E



COMMUNAL ENTRANCE PORCH

Security intercom.

COMMUNAL ENTRANCE AREA

Welcoming area with access to lift lobby and stairs.

RECEPTION HALLWAY

Notably wide and welcoming with built-in storage cupboard and airing cupboard.

LOUNGE

14' 0" x 13' 1" (4.28m x 4.0m) A particularly striking living area providing a versatile space. A feature limestone fireplace with inset living flame gas fire and an array of windows including the charming turreted round-bay windows providing a variety of delightful views.

DINING ROOM/STUDY

13' 8" x 10' 1" (4.18m x 3.08m) A spacious room, providing some versatility in terms of its usage. Currently a study with fitted shelves, workstation and display cabinets. Additionally, a dining room or a bedroom.

FITTED KITCHEN/BREAKFAST ROOM

14' 3" x 8' 6" (4.35m x 2.61m) One and half bowl sink unit/drain, built in cooking appliances including gas hob, extractor hood, electric oven and grill. Incorporated fridge freezer, dishwasher and automatic washing machine.

L-SHAPED MASTER BEDROOM

18' 0" x 10' 9" (5.5m x 3.3m) Spacious with two double built in wardrobes.

ENSUITE SHOWER ROOM/WC

Gas powered shower cubicle, inset vanity sink unit and low level flush WC.

SECOND BEDROOM

18' 0" x 9' 4" (5.50m x 2.85m) Built-in double width wardrobe.

MAIN BATHROOM/WC

Fully tiled with panelled bath with shower over and screen, pedestal wash basin and low level flush WC.

OUTSIDE

Pleasant grounds with manicured lawns, herbaceous and leafy borders.

PARKING

Sizeable garage en-block with allocated parking to the front. Ample space for visitor parking.









Share of Freehold: 975 years

Service Charge: £4,700 pa

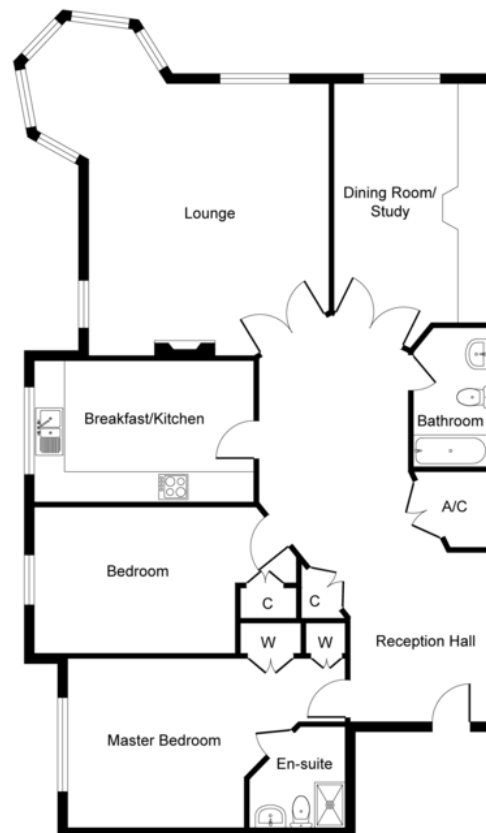
Asking Price Of £425,000

TENURE:

We have been advised by the seller that the property is Share of Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP

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Approx. Gross Internal Floor Area 1317 sq. ft / 122.35 sq. m

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Floorplan – For identification purposes only



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	B1 B	B3 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		