Apt 7 Darlaston Court, CV7 7NJ

Sale Price of £135,000

Love
Property Co.

Apt 7 Darlaston Court, 123 Main Rd, Meriden, Solihull, CV7 7NJ

Tenure – Leasehold with 111 Years Remaining
EPC Rating – D
Council Tax Band - B

Love Property Co are pleased to offer this well-maintained ground floor two-bedroom apartment to the market, this property is conveniently located and just a short distance from local amenities, making it an ideal choice for individuals seeking both comfort and convenience.

Accessed via a communal entrance, the apartment boasts a spacious Lounge/Diner
and modern fitted kitchen with integrated appliances features ample storage space, ensuring functionality and ease of living.

Accompanied by a family bathroom with Shower over bath and two well-appointed bedrooms, this property is perfectly suited for first-time buyers looking to step onto the property ladder, downsizers or astute investors seeking a lucrative opportunity.

With its prime location and practical layout including a garage in a separate block along with ample communal parking, early viewing is highly recommended to fully appreciate this property.

PROPERTY LOCATION

Meriden village is located at the heart of England and comprises of a small village enjoying a semi-rural atmosphere with local shops, hotels, restaurants and inns. Meriden is surrounded by open countryside, yet is well placed for access to Solihull, Coventry and Birmingham with fast routes to the N.E.C., motorway system, Birmingham International Airport and Railway Station.

PROPERTY MEASUREMENTS:

LOUNGE/DINING
13' 1" X 12' 7" (3.98m x 3.85m)

KITCHEN
7' 6" X 6' 7" (2.28m x 2.00m)

BEDROOM 1
12' 0" x 10' 8" (3.66m x 3.26m)

BEDROOM 2
7'11" x 8' 9" (2.41m x 2.66m)

FAMILY BATHROOM
6' 0" x 5' 8" (1.84m x 1.72m)

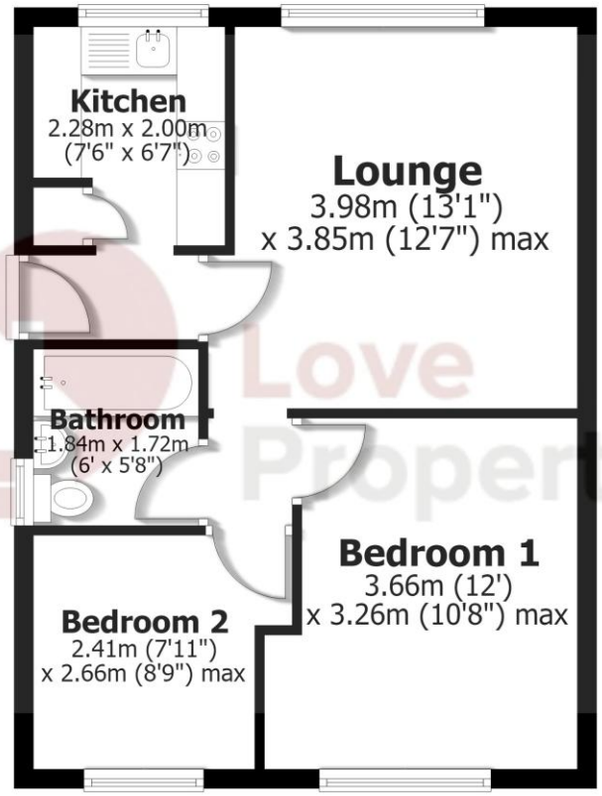
TOTAL SQUARE FOOTAGE
Total floor area: 472.0 sq. ft. approx.
(43.5 sq. meters.)

Lease Approximately: 111 Years Remaining
Ground Rent: £0
Service Charge: £1384 (pa)

MONEY LAUNDERING REGULATIONS
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Floor Plan

Approx. 43.9 sq. metres (472.0 sq. feet)



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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.

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