



**11 The Hamptons, B93 0NW**

Sale Price of £375,000



**Love  
Property Co.**

## 11 The Hamptons, Crabmill Close, Knowle, Solihull, B93 0NW

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

Love Property Co are pleased to offer this two double bedroom 1035.9 sq. feet (96.2 sq. metres) first-floor luxury apartment located in the heart of Knowle Village. Situated in a gated development, this elegant property offers a secure and private living environment, complete with allocated parking and a separate garage for your convenience.

Upon entering, you are greeted by a very spacious entrance hallway that has natural light from the Velux window along with a storage cupboard. The property boasts a generously sized lounge, featuring a charming feature fireplace, perfect for relaxing and entertaining guests. The modern breakfast kitchen is fully fitted with integrated appliances, promising a seamless cooking experience for the culinary enthusiast.

The apartment offers two large double bedrooms both having Velux windows and built in wardrobes, providing ample space for rest and relaxation. The principal bedroom benefits from a well-appointed ensuite bathroom and a separate shower room.

Residents of this prestigious development have access to communal gardens, creating a peaceful oasis in the heart of the village. Enjoy the tranquillity of outdoor spaces without leaving the comfort of your home.

This property is a rare find in the sought-after Knowle Village and is presented to the market with the added benefit of no upward chain, offering a smooth and hassle-free purchase process. With its prime location, residents are within walking distance to all the amenities that Knowle has to offer, including local shops, restaurants, and transport links, making it a convenient and desirable place to call home.



## PROPERTY MEASUREMENTS:

### BREAKFAST KITCHEN

12' 2" x 11' 7" (3.71m x 3.53m)

### LOUNGE

14' 7" x 15' 0" (4.44m x 4.56m)

### BEDROOM ONE

16' 9" x 11' 9" (5.11m x 3.57m)

### EN-SUITE

6' 11" x 5' 6" (2.10m x 1.68m)

### BEDROOM TWO

12' 5" x 13' 2" (3.79m x 4.02m)

### SHOWER ROOM

6' 1" x 5' 7" (1.86m x 1.70m)

### TOTAL SQUARE FOOTAGE

1035.9 sq. ft (96.2 sq. metres) approx.

### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated 5 ring gas hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, all carpets, all light fittings, fitted wardrobes in both bedrooms and electric garage door.

LEASE: 100 years – with 1/12 share of the freehold via Management Company

SERVICE CHARGE: £225 PCM with circa £58,000 currently held in the Reserve Fund

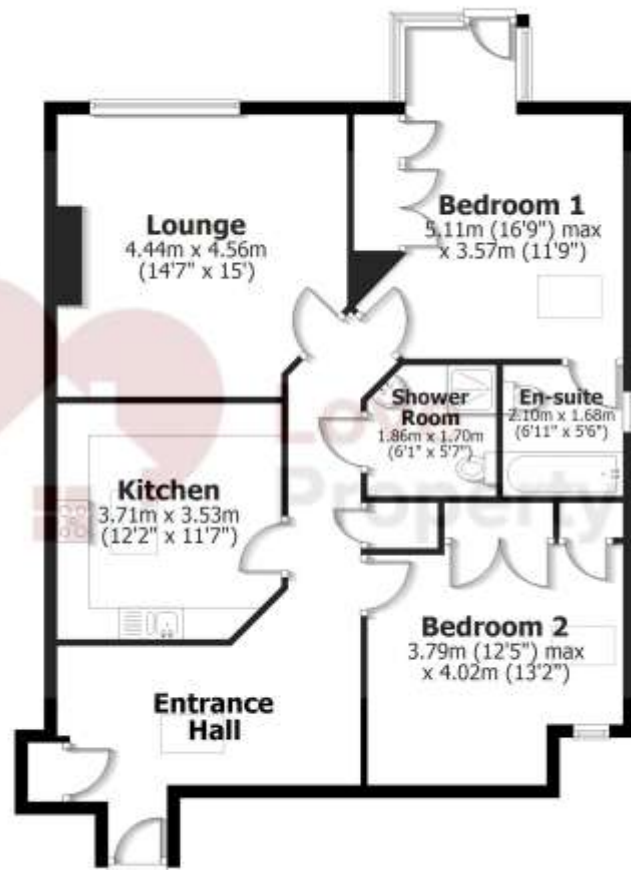
GROUND RENT: None – not applicable due to 1/12 share of freehold

### 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. 96.2 sq. metres (1035.9 sq. feet)



Total area: approx. 96.2 sq. metres (1035.9 sq. feet)



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](mailto:info@lovepropertyco.co.uk)  
[www.lovepropertyco.co.uk](http://www.lovepropertyco.co.uk)



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