



smarthomes

## Linden Place

Hampton Lane, Solihull

- A Luxury First Floor Retirement Apartment
- Two Double Bedrooms
- Lounge Diner With Balcony
- Modern Kitchen
- Guest Shower Room & En Suite Bathroom
- 24 Hour Emergency Call System
- Communal Grounds & Allocated Parking Space

**OIRO £355,000**

Current EPC Rating - 86 (B)

Current Council Tax Band - E

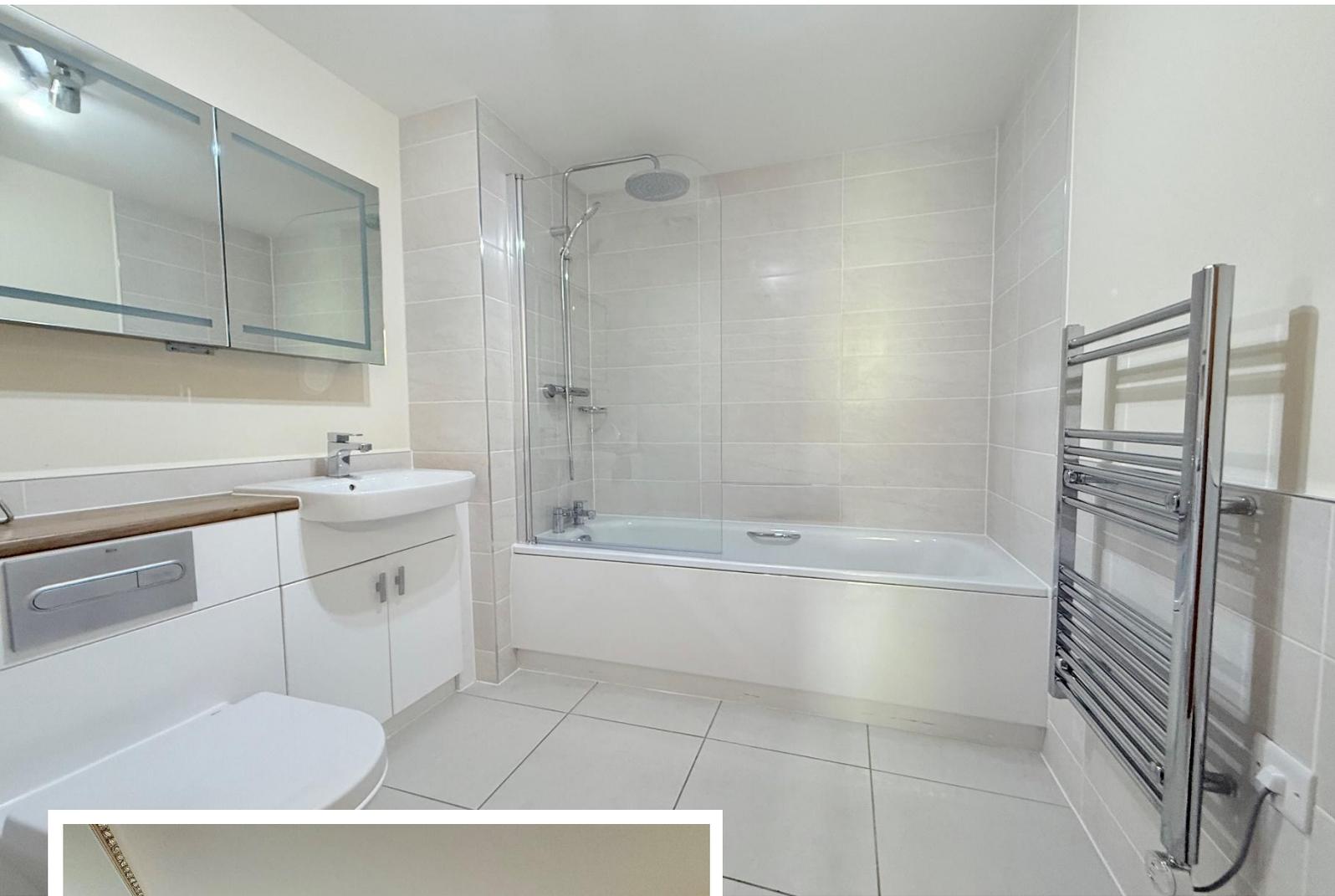




## Property Description

A luxury first floor retirement apartment situated close to Solihull Town Centre and offering spacious accommodation briefly affording two double bedrooms, private hallway, lounge diner with balcony, modern kitchen, two double bedrooms, master bedroom with walk in wardrobes and en suite bathroom, guest shower room, communal grounds, allocated parking space, 24 hour emergency call system and communal coffee lounge

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



## Rooms & Measurements

Private Entrance Hall

Utility & Airing Cupboard

Lounge Diner to Side - 6.91m x 3.28m (22'8" x 10'9" (max)

Modern Kitchen to Side - 2.21m x 2.64m (7'3" (max) x 8'8" (max)

Master Bedroom to Side - 5.89m x 2.79m (19'4" x 9'2")

Walk-in Wardrobe - 1.83m x 1.22m (6'0" x 4'0")

En Suite Bathroom - 2.03m x 1.91m (6'8" x 6'3")

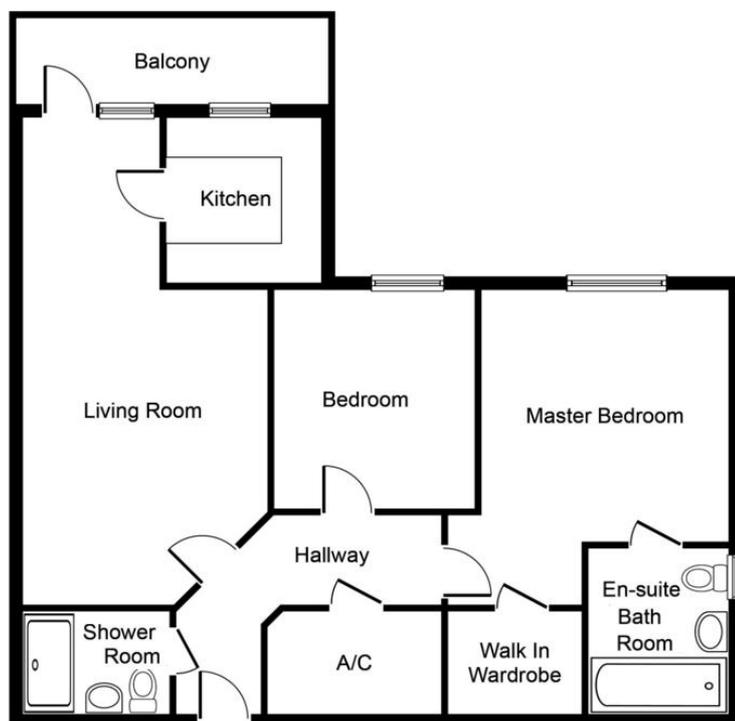
Bedroom Two to Side - 5.66m x 2.77m (18'7" x 9'1")

Guest Shower Room - 2.03m x 1.4m (6'8" x 4'7")

Tenure

We are advised by the vendor that the property is leasehold with approx. 991 years remaining on the lease, a service charge of approx. £4,261 per annum and a ground rent of approx. £495 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Vendor. Current council tax band – E



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.