



Meadow Drive, Hampton-in-Arden

Offers in Region of £205,000





PROPERTY OVERVIEW

This beautifully presented two bedroom top floor apartment offers an exceptional opportunity for those seeking an apartment in the centre of Hampton-in-Arden with the benefit of far-reaching views over open countryside. Having been recently refurbished and redecorated throughout, the property boasts a fresh and contemporary finish, ensuring it is ready for immediate occupation and offered with no onward chain.

The spacious accommodation features a useful entrance hall that leads to a bright and airy living room, which offers far reaching views over open countryside and access to a small balcony providing some outside space. The kitchen is well-appointed, providing ample storage and worktop space.

Both bedrooms are generous doubles, each thoughtfully designed to maximise comfort and versatility, whether for family, guests or home working. The bathroom is finished to a high standard, with quality fittings and a sleek, modern aesthetic.

Further benefits include a private garage, offering secure parking or valuable additional storage, and a long lease in excess of 100 years, providing peace of mind for the future.

The apartment is ideally located for access to the train station, making it perfect for commuters or those who value excellent transport links.

Viewing is by prior appointment with Xact on 01676 534 411.





PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, historic church with Norman origins, Doctors surgery, railway station and many local village groups and clubs. The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive facilities. Meriden, Barston and Knowle are all neighbouring villages whilst junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture.

Council Tax band: C

Tenure: Leasehold

- Two Bedroom Apartment (Top Floor)
- Far Reaching Views Over Open Countryside
- No Onward Chain
- Recently Refurbished & Redecorated
- Two Double Bedrooms
- Garage
- Lease in Excess of 100 Years
- Ideally Located for Access to the Train Station



ENTRANCE HALLWAY

4' 9" x 7' 4" (1.45m x 2.23m)

LIVING ROOM

14' 4" x 13' 2" (4.37m x 4.02m)

KITCHEN

8' 10" x 7' 3" (2.69m x 2.21m)

BEDROOM ONE

14' 6" x 10' 0" (4.42m x 3.04m)

**BEDROOM TWO**

9' 2" x 10' 6" (2.79m x 3.21m)

BATHROOM

4' 11" x 7' 2" (1.49m x 2.19m)

TOTAL SQUARE FOOTAGE

57.0 sq.m (613 sq.ft) approx.

OUTSIDE THE PROPERTY**GARAGE EN BLOCK****ITEMS INCLUDED IN THE SALE**

Free standing cooker and all carpets and blinds.

ADDITIONAL INFORMATION

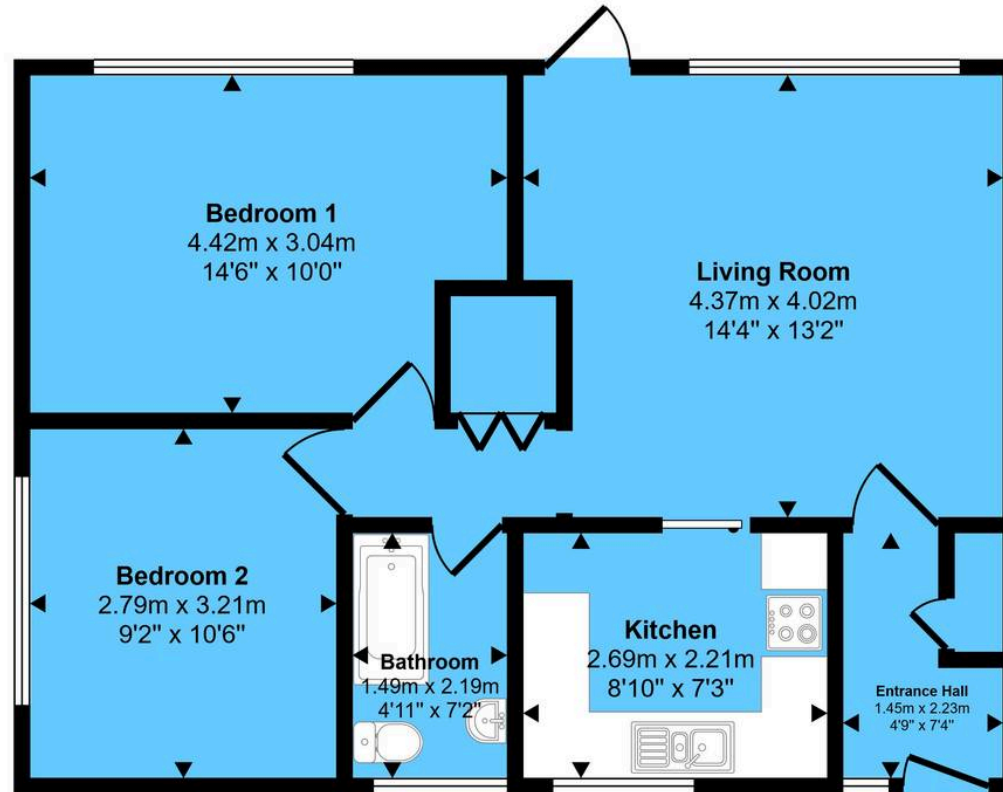
Services - mains electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded. Service charge - £2,663 pa. Ground rent - £125 pa.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
57 sq m / 613 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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