



# Linden Place Hampton Lane, Solihull

Guide Price £300,000





#### PROPERTY OVERVIEW

Situated less than half a mile from Solihull Town Centre, an ideal opportunity to purchase this superb one bedroom ground floor apartment originally built by McCarthy and Stone. This apartment is being immaculately maintained throughout and briefly comprises of: communal entrance hall, reception hall, spacious lounge, dining room, fitted kitchen, bedroom with walk-in-wardrobe, shower room and utility room. Linden Place is set behind a gated entrance and offers superb accommodation for the over 55's. This development has an on site manager to run the development on a day to day basis and offers a communal stylist interior design coffee lounge with free WIFI. Apartment 7 is set at the rear of the development and has its own allocated parking space. We recommend early viewing on this apartment.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.





Council tax band: D

Tenure: Leasehold

- Ground Floor Retirement Apartment
- Lounge/Dining Room
- Fitted Kitchen
- Bedroom With Walk In Wardrobe
- Shower Room
- On Site House Manager
- Coffee Lounge With Free WIFI
- 24 Hour Emergency Call System
- Allocated Parking

**ENTRANCE HALLWAY**

14' 9" x 10' 7" (4.49m x 3.23m)

**LOUNGE/DINING ROOM**

25' 9" x 11' 2" (7.84m x 3.4m)

**KITCHEN**

8' 4" x 7' 9" (2.54m x 2.37m)

**BEDROOM ONE**

18' 8" x 9' 7" (5.68m x 2.92m)

**DRESSING ROOM**

6' 2" x 3' 5" (1.87m x 1.04m)

**SHOWER ROOM**

7' 1" x 6' 9" (2.16m x 2.07m)





## **OUTSIDE THE PROPERTY**

### **COMMUNAL GARDENS WITH PATIO**

### **ONE PARKING SPACE**

### **ITEMS INCLUDED IN THE SALE**

Free standing cooker, integrated oven, integrated hob, extractor, microwave, fridge, freezer, fridge freezer, dishwasher, washing machine, all carpets, some curtains, fitted wardrobes in one bedroom and some light fittings

### **ADDITIONAL INFORMATION**

Services - Electricity and mains sewers. Broadband - BT. Service Charge - £2,416 pa. Ground Rent - £425 pa.

### **MONEY LAUNDERING REGULATIONS**

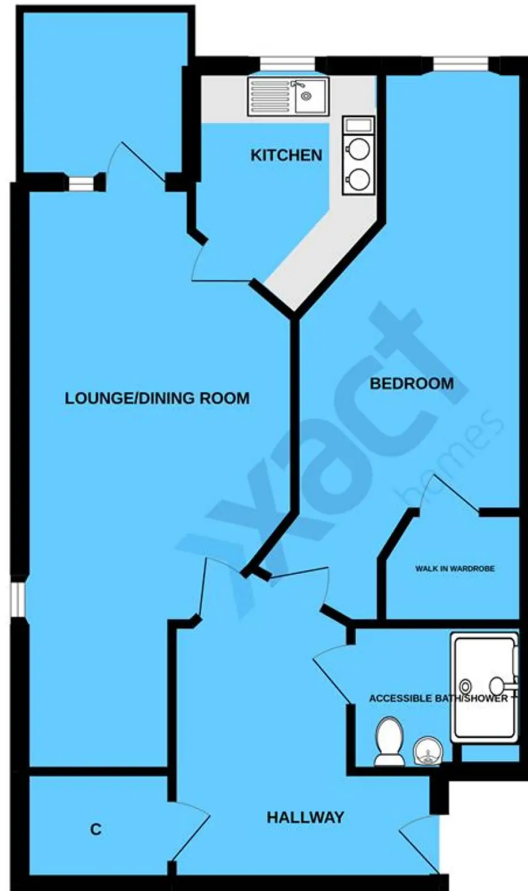
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>83</b>	<b>83</b>
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>1</b>	<b>1</b>
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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