



Crocketts Court Marsh Lane, Hampton-In-Arden

£210,000





PROPERTY OVERVIEW

Situated in the centre of Hampton-In-Arden, this spacious gas centrally heated, one bedroom first floor apartment for the over 55's is available to purchase with no onward chain. Benefiting from a long lease and low service charge the property provides potential purchasers with; attractive dual aspect lounge, refitted kitchen, double bedroom with fitted wardrobe, re-fitted bathroom, an allocated parking space and access to a communal patio area. Viewing is advised to appreciate the sized and quality of the accommodation.

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





- One Bedroom Apartment
- For Over 55's
- No Upward Chain
- Central Village Location
- Well Presented Throughout
- Large Lounge with Balcony
- Long Lease & Low Service Charge
- Recently Re-Fitted Bathroom
- Allocated Parking Space

STAIRS LEADING TO :-

HALLWAY

LOUNGE

15' 2" x 15' 1" (4.63m x 4.61m)

KITCHEN

15' 2" x 7' 11" (4.63m x 2.41m)

BEDROOM

12' 4" x 10' 8" (3.75m x 3.25m)

BATHROOM

ALLOCATED PARKING SPACE

COMMUNAL PATIO AREA



**ITEMS INCLUDED IN THE SALE**

CDA Oven, fridge, freezer and dishwasher, Cooke & Lewis Hob, Candy washing machine, extractor, all carpets and light fittings and curtains in the bedroom only.

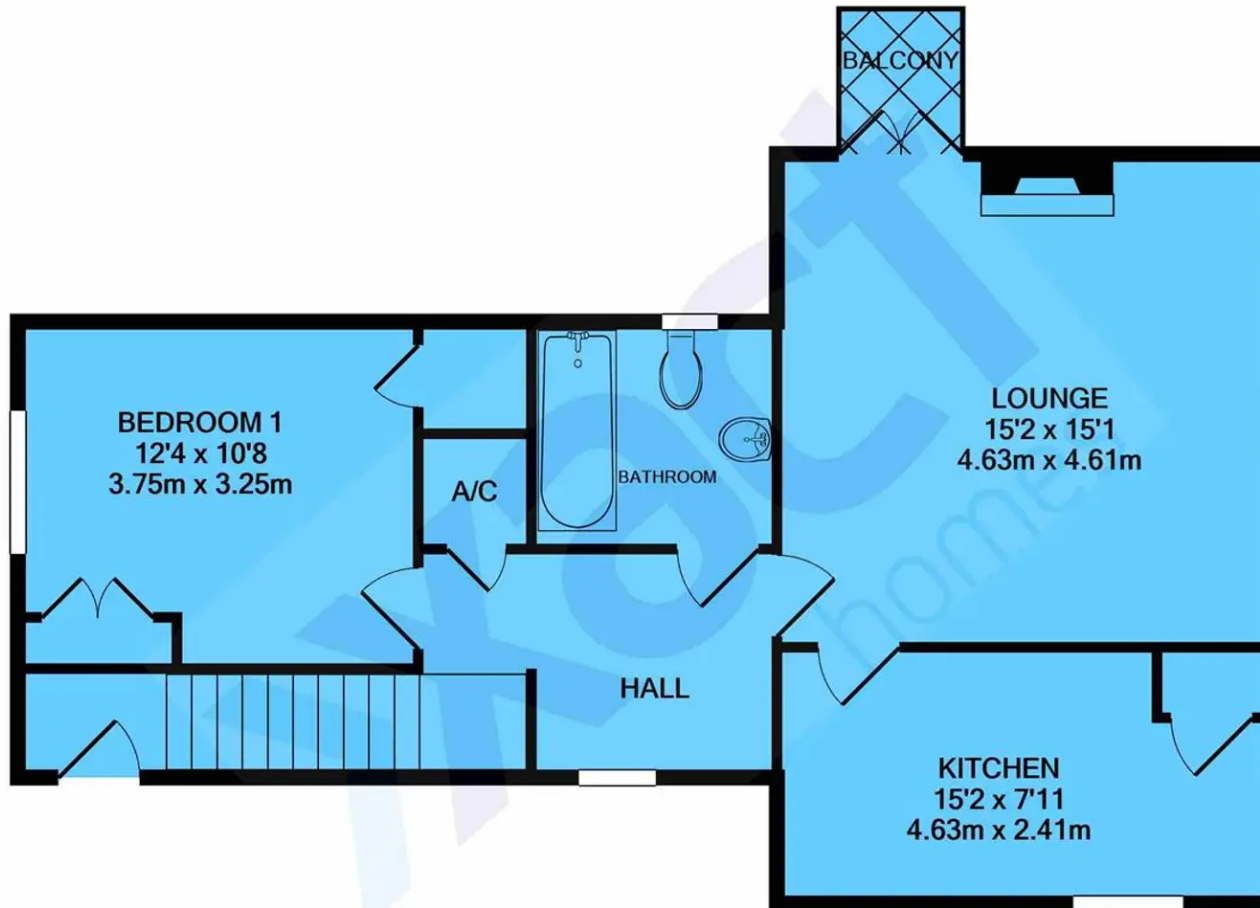
ADDITIONAL INFORMATION

Services - Mains gas, electricity and water on a meter.
Broadband - Sky. Loft Space - Partially boarded.
Service Charge - £1200.00 pa. Ground Rent - £100.00 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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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