



## Linden Place Hampton Lane, Solihull

Guide Price £249,995





## PROPERTY OVERVIEW

Situated less than half a mile from Solihull town centre, an ideal opportunity to purchase this superb one bedroom first floor apartment built by McCarthy Stone. This brand new apartment offers good spacious accommodation and benefit from electric heating. Briefly the property comprises communal entrance hall with staircase or lift, reception hall, spacious lounge/dining room with balcony, fitted kitchen, bedroom with walk-in wardrobe, shower room and cupboard/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 stylish interior design coffee lounge with free WiFi.





## 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 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

- Brand New First Floor Apartment
- Walking Distance To Solihull Town Centre
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Bedroom With Walk In Wardrobe
- Shower Room
- On-Site Manager
- Coffee Lounge With Free WiFi
- 24 Hour Emergency Call System



## VIA COMMUNAL ENTRANCE STAIRS & LIFT

### RECEPTION HALL

14' 9" x 10' 7" (4.50m x 3.23m)

### CUPBOARD/UTILITY ROOM

### LOUNGE/DINING ROOM

25' 9" x 11' 2" (7.85m x 3.40m)

**FITTED KITCHEN**

8' 4" x 7' 9" (2.54m x 2.36m)

**BEDROOM**

18' 8" x 9' 7" (5.69m x 2.92m)

**WALK IN WARDROBE**

6' 2" x 3' 5" (1.88m x 1.04m)

**SHOWER ROOM**

7' 1" x 6' 9" (2.16m x 2.06m)

**TOTAL SQUARE FOOTAGE**

71.2 sq.m (766 sq.ft) approx.

**OUTSIDE THE PROPERTY****COFFEE LOUNGE WITH FREE WIFI****COMMUNAL GARDENS****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, all carpets and fitted wardrobes in the bedroom.

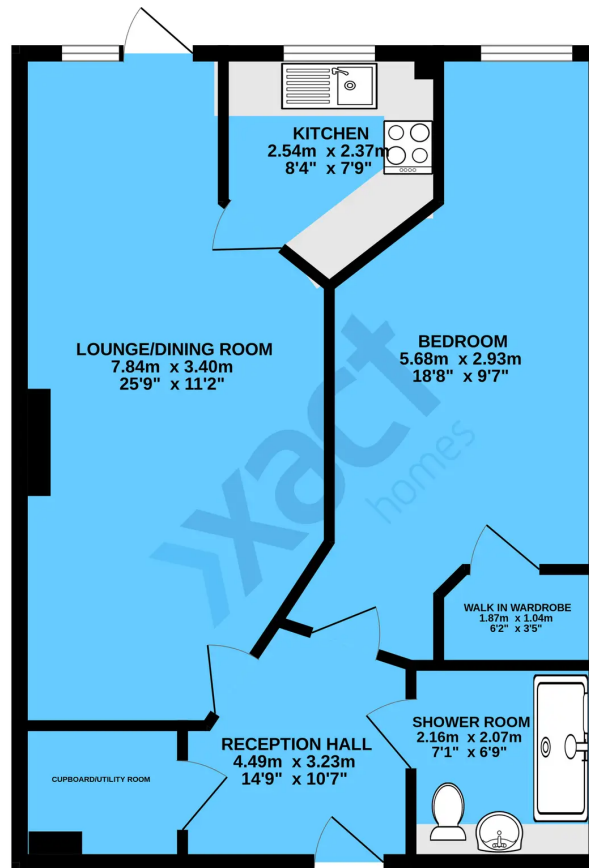
**ADDITIONAL INFORMATION**

Services - water meter, mains electricity and sewers.  
Service charge - £2,416 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.

FIRST FLOOR



TOTAL FLOOR AREA: 71.2 sq.m. (766 sq.ft.) approx.

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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