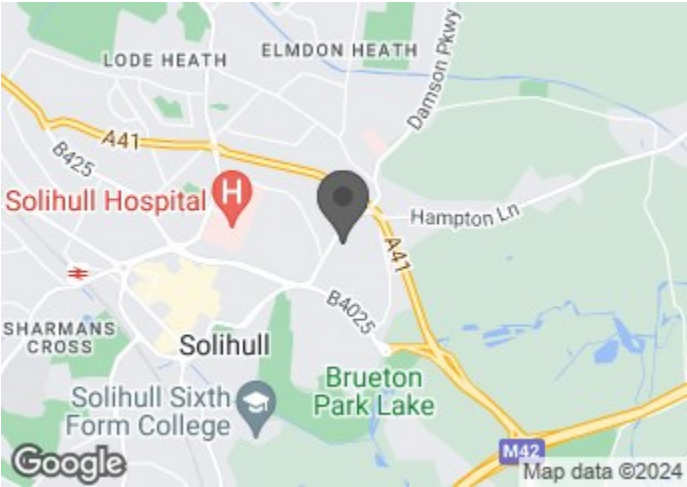


COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

25 LINDEN PLACE
HAMPTON LANE, SOLIHULL, B91 2PW



Luxury TWO BEDROOM apartment located on the SECOND FLOOR with lifts to all floors. The property boasts a WALK OUT BALCONY, spacious LOUNGE/DINER. ENSUITE BATHROOM, SEPARATE SHOWER ROOM and is situated in a PREMIUM POSITION.

Linden Place is one of our prestigious developments offering our retirement living range of properties.

ASKING PRICE £375,000 LEASEHOLD

For further details, please call **0345 556 4104**
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HAMPTON LANE, SOLIHULL

LINDEN PLACE

Linden Place is situated on Hampton lane in Solihull
The development was built by ourselves in 2018 and been designed and constructed for modern retirement living. Linden Place consists of 32 luxury retirement apartments exclusively for the over 60s. Our beautiful apartments sit alongside a stylish coffee lounge with free wifi, our gardens are maintained all year round and we have a guest suite should you want your family or friends to stay. Our dedicated House Manager is on site during working hours to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

ENTRANCE HALLWAY

Front door with spy hole leads to a very welcoming entrance hall. The security door entry system and 24 hr emergency response unit is located here along with a mains connected smoke alarm. There are Illuminated light switches for ease of use at night time.



From the hallway there is a door to a walk-in storage/airing cupboard which house the hot water system and the Washing/Dryer machine. Further doors lead to the living room, bedrooms and shower room.

LIVING ROOM

This bright and spacious living room is complemented by a double glazed door leading to a superb walk out balcony area enjoying a pleasant outlook. Telephone point, TV point (with Sky/Sky+ capabilities) and plenty of power sockets. Door off leads into the separate kitchen.

KITCHEN

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. UPVC double glazed window sits above a single sink and drainer unit which has a mixer tap. Integrated electric oven and microwave, ceramic four ringed hob with extractor hood above. Integral fridge and freezer and dish-washer . Central ceiling light fitting. Tiled floor.

PRINCIPAL BEDROOM

A generous double bedroom with UPVC double glazed feature window. Ceiling lights, TV and phone point. Door off to a walk in wardrobe with shelves and rails providing great storage facility. A further doorway leads to a bathroom ensuite.

ENSUITE

Offering luxury and convenience, a bathroom ensuite includes a paneled bath with hand rail



2 BED | £375,000

and shower over, low level WC and wash hand basin in vanity unit. Mirrored bathroom cupboard with integral light. Heated ladder radiator, ceiling spot lights, extensively tiled walls and floor.

BEDROOM TWO

A second double bedroom having a double glazed window. Central ceiling light point. TV point and a range of power points.

SHOWER ROOM

Modern white suite comprising; Double width shower unit with part glazed fixed panel and easy access. WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirrored bathroom cupboard with shaver point inside and integral light. Heated ladder radiator, ceiling spot lights, extensively tiled walls and floor.

SERVICE CHARGE DETAILS

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £3,836.16 for financial year ending 31st March 2024

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

LEASE INFORMATION

Lease term 999 years from 1st January 2018.
Ground rent: £495 per annum
Ground rent review date: 1st January 2033

