



PACKINGTON
ESTATE

TO LET

UNFURNISHED RETIREMENT APARTMENT



**NO. 2 CROCKETTS COURT
MARSH LANE
HAMPTON-IN-ARDEN
SOLIHULL
B92 0AX**

- ★ **Two bedrooms**
- ★ **Centre of village location**
- ★ **Ground floor accommodation**
- ★ **£950 pcm**

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Packington Estate Enterprises Ltd. Registered in England No. 2377594
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LOCATION

The ground floor retirement apartment for Over 55's is located within the Crockett Court development near to the centre of Hampton-in-Arden village which benefits from a range of facilities including a Post Office, convenience store and café. Hampton in Arden benefits from transport links including a railway station and regular bus service.

The apartment benefits from double glazing throughout and also has a separate garage that is located to the front of the development.

DESCRIPTION

The apartment is located on the ground floor and is accessed via a communal entrance which benefits from a security intercom system. The apartment comprises hallway, living/dining room, kitchen, two bedrooms, one with an en-suite, and bathroom. Heating is by way of a mains gas central heating system.

Entrance Hall **3.68m x 3.56m max (12'1" x 11'7" max)**
Including three storage cupboards

Living/Dining Room **5.85m x 3.86m max (19'2" x 12'7" max)**
Dual aspect living/dining room with gas fire and double doors out to communal patio area





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Kitchen

3.33m x 2.24m max (10'9" x 7'4" max)

Fitted kitchen comprising cream base and wall units with laminate worktop, a one and a half stainless steel sink with mixer tap, integrated fridge/freezer, CDA double oven, CDA glass induction hob and Bosch washing machine



Bathroom

2.32m x 2.06m max (7'6" x 6'8" max)

With fitted carpet and comprising a white suite that includes bath with mixer tap, low level w.c. and vanity wash hand basin

Bedroom One

4.29m x 3.22m max (14'1" x 10'6" max)

With fitted carpet and two fitted wardrobes

En-Suite

2.10m x 1.85m max (6'7" x 6'1" max)

With fitted carpet and comprising a white suite that includes enclosed shower unit, low level w.c. and vanity wash hand basin

Bedroom Two

3.35m x 2.75m max (11'0" x 9'0" max)

With fitted carpet and two fitted wardrobes





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The property has a separate single garage providing car parking and is located to the front of the development complex.

GENERAL INFORMATION

- Rent** £950 pcm payable monthly in advance. The property is to be offered to be let on an Assured Shorthold Tenancy, subject to satisfactory references
- Holding Deposit** A holding deposit of £275 will be required when applying for the property. If an application is accepted then this sum will form part of the Full Deposit payable.
- Full Deposit** A sum equal to 5 weeks rent will be payable 3 days prior to commencement of the tenancy ie £1,187 (to include the £275 referred to above).
The first month's rent is also payable upon commencement of the tenancy.
- Services** The property has a mains gas fired boiler with radiators with thermostatic radiator valves to all rooms. The property is on mains water and drainage.
- Council Tax** Payable to Solihull Metropolitan Borough Council. Valuation Band D.
- Viewing** Strictly by prior appointment with Packington Estate office;
Contact: Gail Hinckes
Tel no: 01676 526716 Email: gail@packingtonestate.co.uk

IMPORTANT NOTICE

Packington Estate Enterprises Limited for themselves and for the Owners of this property whose Agents they are give notice that:-

- i) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Tenants.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise not that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.
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