



Albany Gardens, Hampton Lane

Guide Price £289,950





Albany Gardens, Hampton Lane

PROPERTY OVERVIEW

Fantastic opportunity to purchase this superb first floor flat, which has been totally refurbished to a very high specification and is within easy walking distance of Solihull Town centre. This property benefits from gas central heating, double glazing and has the added attraction of a luxury fitted breakfast kitchen and bathroom. One of the main attractions of this flat is the superb views overlooking the communal gardens and Marsh Lane tennis courts. The accommodation briefly comprises of: communal entrance hall with video security system, entrance hall, superb luxury fitted breakfast kitchen, spacious lounge/dining room with views over the gardens and tennis court, inner hall, two double bedrooms, modern re-fitted luxury bathroom, communal gardens and large garage.



- Central Town Location
- Two Bedroom First Floor Flat
- Refurbished Throughout
- Stunning Views To The Rear
- Early Viewing Essential
- Luxury Fitted Breakfast Kitchen
- Spacious Lounge/Dining Room
- Modern Re-Fitted Bathroom
- Large Garage



Council Tax band: C

Tenure: Share of Freehold

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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, all carpets, fitted wardrobes in bedroom one and light fittings.

ADDITIONAL INFORMATION

Services: water meter, main gas, electricity and mains sewers. Broadband: Virgin. Service Charge: £1700 pa. Ground Rent: nil





VIA STAIRS

ENTRANCE HALL

4' 8" x 3' 8" (1.41m x 1.11m)

BREAKFAST KITCHEN

12' 10" x 11' 6" (3.90m x 3.51m)

LOUNGE/DINING

21' 4" x 11' 6" (6.50m x 3.50m)

INNER HALL

7' 3" x 5' 0" (2.21m x 1.52m)

BEDROOM ONE

13' 5" x 11' 7" (4.08m x 3.52m)

BEDROOM TWO

11' 6" x 9' 0" (3.51m x 2.74m)

BATHROOM

8' 11" x 6' 5" (2.73m x 1.96m)

OUTSIDE THE PROPERTY

SINGLE GARAGE

COMMUNAL GARDEN

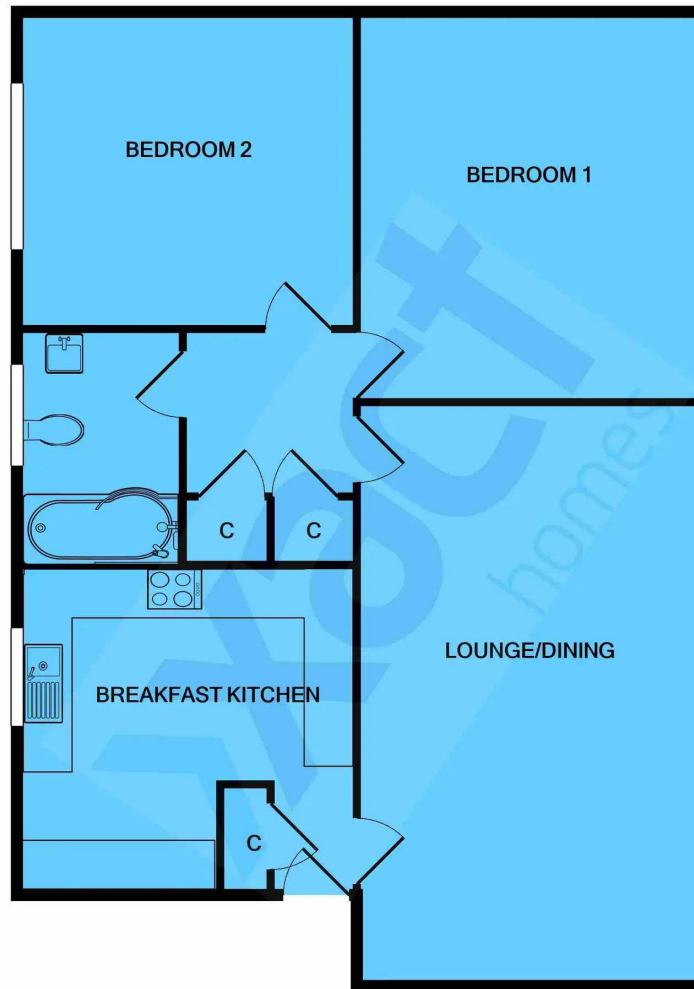
MONEY LAUNDERING REGULATIONS

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		82	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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



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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