



# Albany Gardens Hampton Lane, Solihull

Guide Price £285,000





#### PROPERTY OVERVIEW

Situated within easy walking distance to Solihull Town Centre a fantastic opportunity to purchase this second floor flat which has been immaculately maintained and modernized throughout. We recommend early viewing on this property which benefits from gas central heating, double glazing and has the added attraction of a share of the freehold, modern refitted breakfast kitchen and shower room. The accommodation in more detail comprises of: a modern refitted kitchen, spacious lounge/dining room, inner hall, two double bedrooms, refitted shower room, garage and communal gardens.

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





Council Tax band: C

Tenure: Share of Freehold

- Second Floor Flat
- Share Of Freehold
- Early Viewing Essential
- Immaculately Maintained Throughout
- Modern Refitted Kitchen
- Spacious Lounge / Dining Room
- Two Double Bedrooms
- Refitted Shower Room
- Garage



**KITCHEN**

12' 6" x 12' 2" (3.80m x 3.70m)

**LOUNGE/DINING ROOM**

21' 5" x 11' 7" (6.53m x 3.52m)

**INNER HALL****BEDROOM ONE**

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

**BEDROOM TWO**

11' 6" x 8' 11" (3.50m x 2.73m)

**SHOWER ROOM**

8' 10" x 5' 10" (2.68m x 1.78m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 77.0 sq.m. = 829 sq.ft. approx.

**OUTSIDE THE PROPERTY****GARAGE****COMMUNAL GARDENS****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, washing machine, tumble dryer, all carpets and all light fittings.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - BT. Service charge - £1900 (pa).

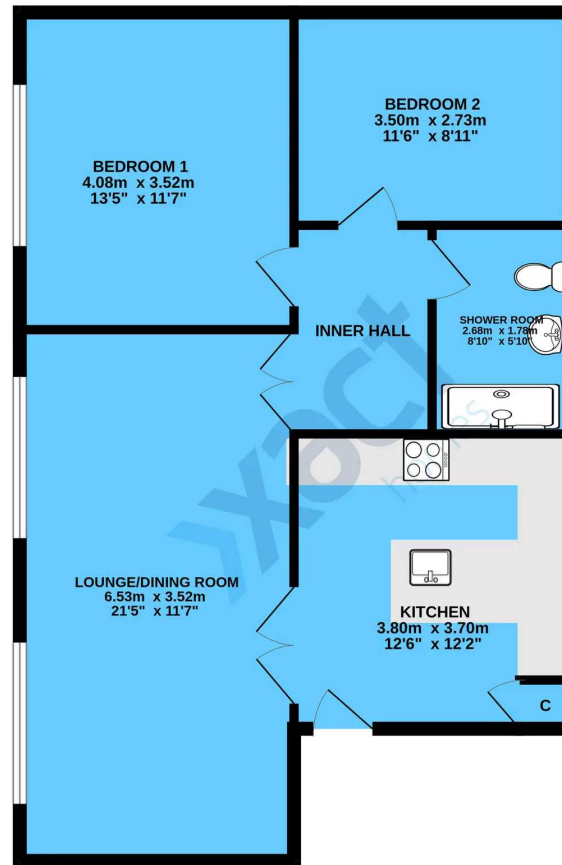
**MONEY LAUNDERING REGULATIONS**

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.





2ND FLOOR



TOTAL FLOOR AREA : 77.0 sq.m. (829 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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