



smarthomes

Albany Gardens

Hampton Lane, Solihull

- A Spacious & Beautifully Presented First Floor Apartment
- Two Double Bedrooms
- Garage En Bloc
- No Upward Chain

£285,000

Current EPC Rating - 75 (C)
Current Council Tax Band - C

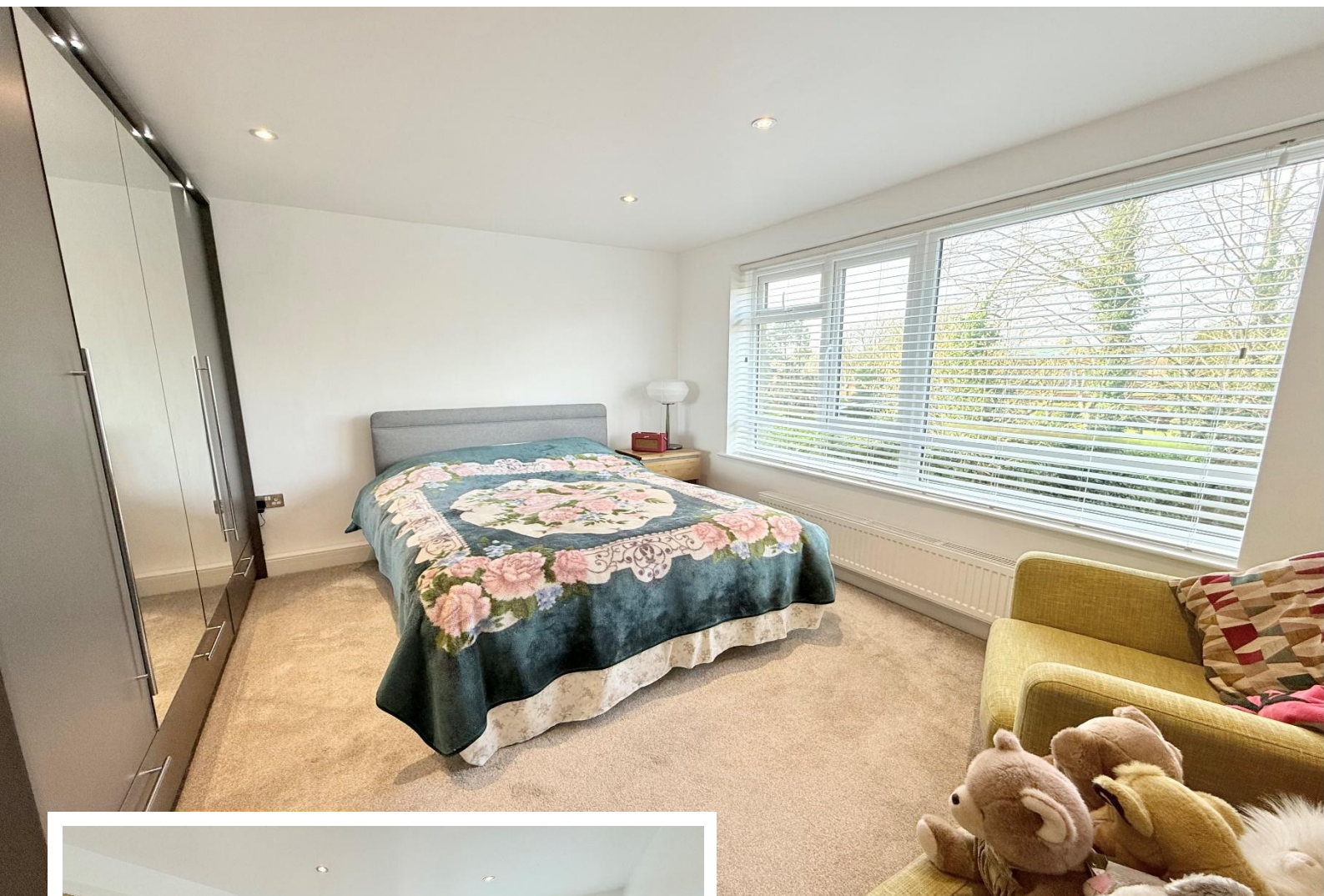




Property Description

Offered for sale with no upward chain, a spacious well presented first floor apartment, ideally located for Solihull Town Centre and Train Station, offering accommodation comprising a spacious lounge/diner, re-fitted breakfast kitchen, two double bedrooms, well maintained communal gardens and garage

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms & Measurements

Entrance Hall

Spacious Lounge Diner
6.48m x 3.45m (21'3" x 11'4")

Re-Fitted Breakfast Kitchen
3.81m x 3.4m (12'6" (max) 8' 5" (min) x 11'2" (max)

Bedroom One to Front
4.04m x 3.48m (13'3" x 11'5")

Bedroom Two to Rear
3.48m x 2.67m (11'5" x 8'9")

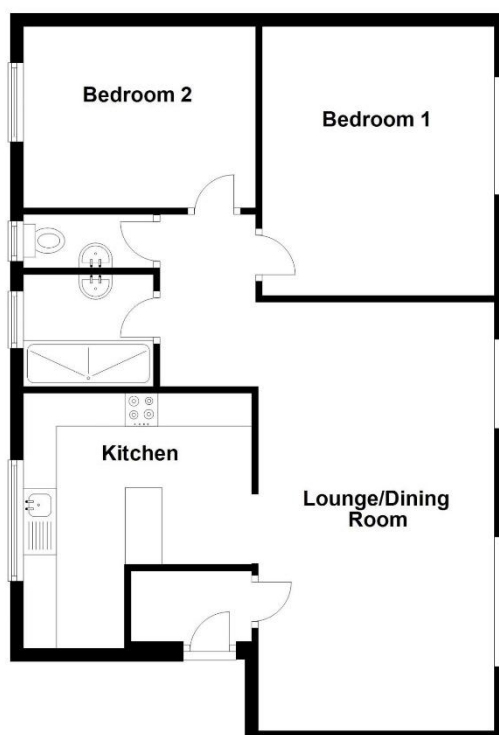
Re-Fitted WC to Rear

Re-Fitted Shower Room to Rear
1.93m x 1.65m (6'4" x 5'5")

Tenure

We are advised by the vendor that the property is leasehold with approx. 937 years remaining on the lease, a service charge of approx. £2,300 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Vendor. Current council tax band – C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.