



Albany Gardens

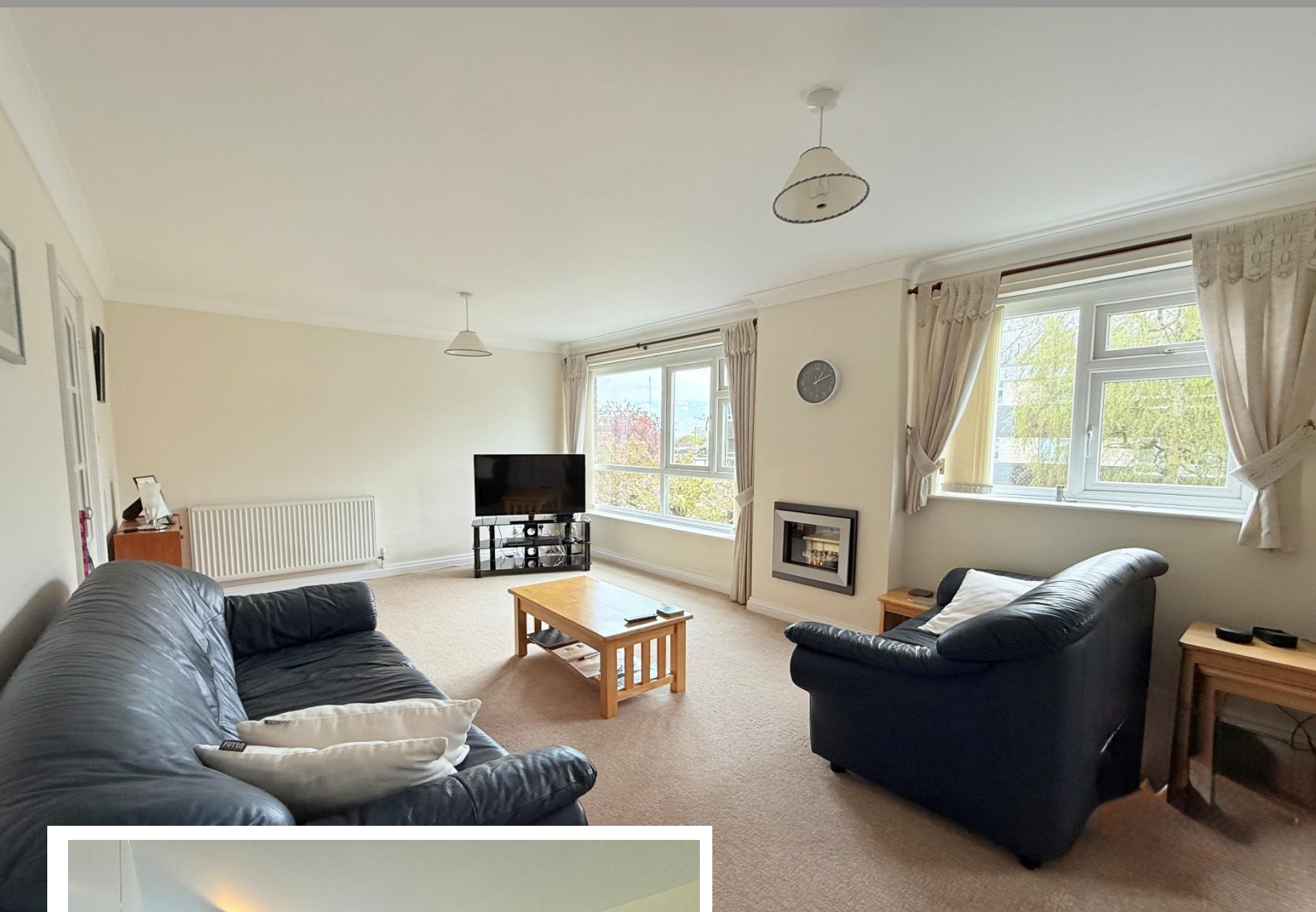
Hampton Lane, Solihull

- A Spacious & Well Presented First Floor Apartment
- Two Double Bedrooms & Spacious Lounge/Diner
- Garage En-Bloc
- En-Suite Shower Room & Guest Shower Room

£275,000

Current EPC Rating - C
Current Council Tax Band - C





Property Description

A well presented first floor apartment situated in a most convenient location a stones throw from Solihull town centre. Offering spacious accommodation comprising an open plan lounge/diner, modern fitted kitchen, two double bedrooms, en-suite shower room, guest shower room, garage en-bloc and well maintained communal gardens

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 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

Modern Fitted Kitchen 3.86m max x 3.48m max (12'8" max x 11'5" max)

Open Plan Lounge/Diner 8.28m max x 3.35m max (27'2" max x 11'0" max)

Bedroom One 3.53m x 2.92m (11'7" x 9'7")

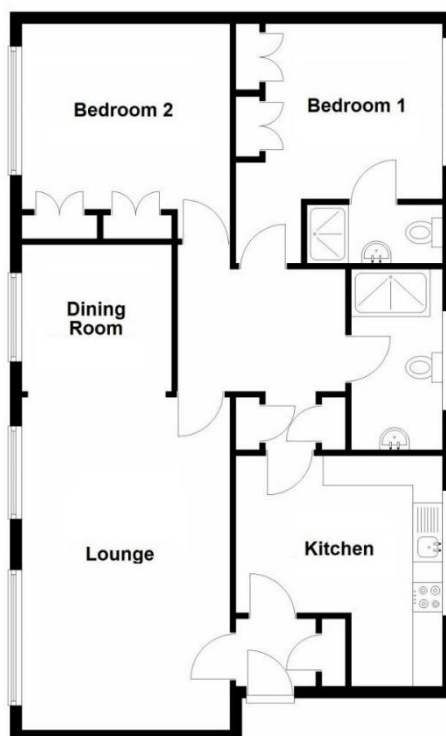
En-Suite Shower Room 2.49m x 0.84m (8'2" x 2'9")

Bedroom Two 3.58m x 3.53m (11'9" x 11'7")

Guest Shower Room 2.77m x 1.96m (9'1" x 6'5")

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 and a peppercorn ground rent. 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.