

Albany Gardens Hampton Lane Solihull



# Albany Gardens Hampton Lane Solihull B91 2PT





## **Property Description**

Located on the first floor of the well-regarded Albany Gardens development on prestigious Hampton Lane, this well-presented apartment offers generous and versatile living accommodation ideal for families, professionals, or investors.

The property comprises two spacious double bedrooms and a comfortable single bedroom, all neutrally decorated and filled with natural light. The modern kitchen is well-equipped with contemporary units and integrated appliances, while the bathroom features a stylish shower and basin, complemented by a separate W.C. for added convenience.

Situated within walking distance of Solihull town centre, excellent transport links, and local amenities, this apartment combines convenience with comfort in a highly desirable location.

## **Entrance Hall**

Door to the front with a cupboard.

#### Lounge

18' 5" x 11' 8" ( 5.61m x 3.56m ) Double glazed window to the side elevation.

#### L-Shape Kitchen

12' 9" x 12' 3" ( 3.89m x 3.73m ) L-Shape fitted Kitchen with wall and base units, sink, electric oven and gas hob, cooker hood, plumbing for washing machine and double glazed window to side elevation.

## **Bedroom One**

13' x 12' 3" (  $3.96m\ x\ 3.73m$  ) Double glazed window to side elevation with radiator.

## Bedroom Two

 $12^{\prime}\,2^{\prime\prime}\,x\,11^{\prime}\,10^{\prime\prime}$  (  $3.71m\,x\,3.61m$  ) Double glazed window to side elevation with radiator.

#### Bathroom

Double glazed window to side elevation that is part tiled with wash hand basin, shower cubicle, W/C, and shaver point.

### **Bedroom Three**

8' 4" x 8' 3" ( 2.54m x 2.51m ) Double glazed window to side elevation with radiator.

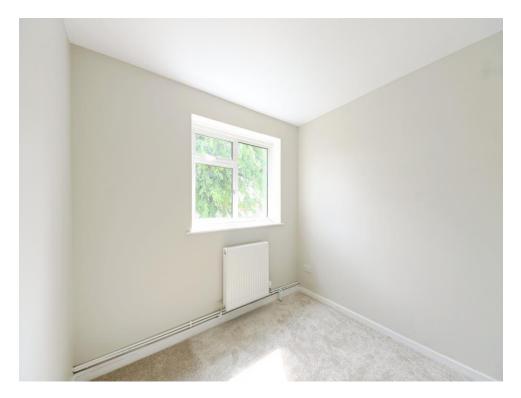










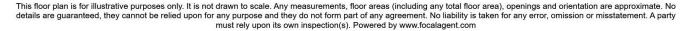






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29 High Street SOLIHULL B91 3SN EPC Rating: C Council Tax Band: C Service Charge: Ask Ground Rent: Agent Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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