



26 Albany Gardens, Hampton Lane, Solihull, B91 2PT

Price Guide **£265,000**

- Beautifully Presented Ground Floor Apartment
- Two Double Bedrooms
- Lounge/Dining Room
- Modern Breakfast Kitchen
- Share of Freehold
- Energy Performance Rating - C

0121 709 3300

26 Albany Gardens, Hampton Lane, Solihull, B91 2PT

A beautifully appointed ground floor luxury two bedroom apartment situated in an idyllic location within walking distance of Solihull town centre having been improved & well maintained by the current vendor with delightful views overlooking manicured gardens that overlook Hampton & Solihull tennis & cricket club. The beautifully decorated apartment briefly comprises hallway, lounge/dining room, breakfast kitchen, two double bedrooms, luxury shower room, separate WC and single garage.

APPROACH

Via communal entrance with intercom security system leading to the ground floor.

HALLWAY

Built in storage cupboard, solid oak wood flooring, ceiling light point, doors to lounge, door to kitchen.

BREAKFAST KITCHEN

11' 4" (3.5M) X 10' 1" (3.10M)

A beautifully fitted kitchen comprehensively fitted with a range of wall and base units with co-ordinated roll top work surface over, integrated four ring ceramic hob and electric oven, concealed extractor hood over, one and a half bowl sink and drainer unit, space & plumbing for an automatic washing machine, further space for fridge and freezer compartments, Amtico flooring, single panel radiator, two ceiling light points & wall light point, space for breakfast table and chairs, UPVC double glazed window to front aspect, cupboard housing new Worcester combi boiler installed in last 18 months



LOUNGE/DINER

21' 3" (6.5M) X 11' 6" (3.5M)

A spacious southerly aspect lounge/diner with one window & one patio door leading to a private patio overlooking glorious manicured gardens and tennis club, two UPVC double glazed windows to the rear aspect, TV aerial point, single panel radiator, solid oak wood flooring two ceiling light points, door to



SPACIOUS INNER HALLWAY

Doors to bedrooms, shower room & separate WC, large cupboard with plenty of storage space.

BEDROOM ONE

13' 5" (4.1M) X 11' 10" (3.6M)

Recently installed fitted wardrobes by 'Olton Bedrooms', double panel radiator, ceiling light point, UPVC double window to rear aspect.

BEDROOM TWO

11' 6" (3.5M) X 8' 8" (2.7M)

Double panel radiator, ceiling light point UPVC double window to front aspect



SHOWER ROOM

A beautifully appointed shower room with modern suite comprising pedestal wash-hand basin, separate shower enclosure with chrome thermostatic shower unit complementary ceramic tiling to walls and floor, chrome towel radiator, recessed spotlights, UPVC double glazed obscured window to front aspect.



GARAGE EN BLOC

17' 4" (5.3M) X 8' 8" (2.7M)

A single garage with up and over door.

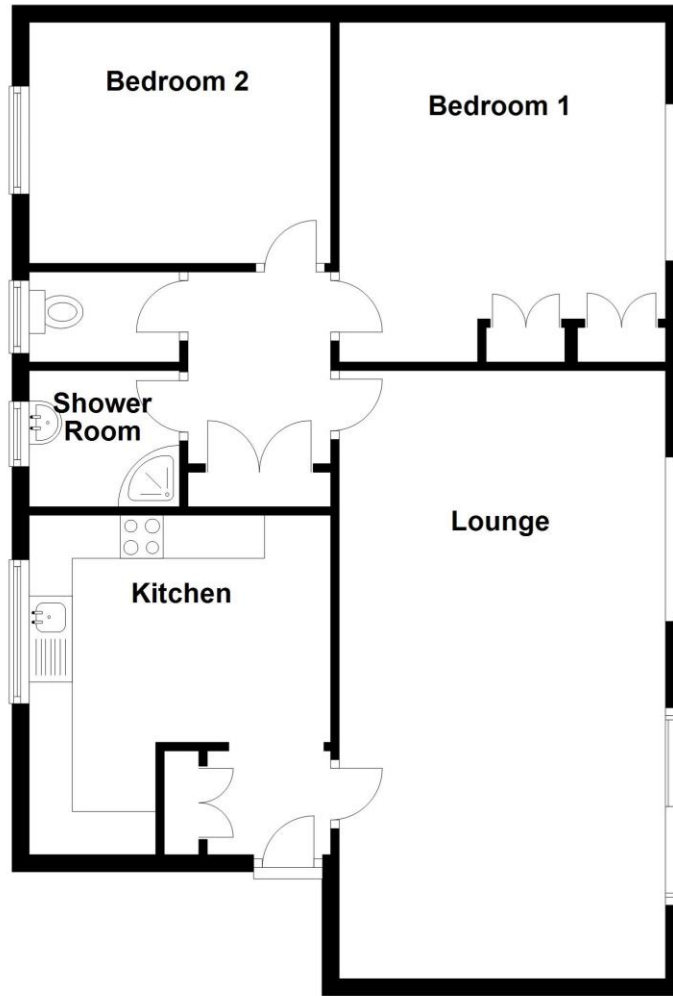
NB

Service charge for 2020 is £1600.00 pa. We have been informed that these are the current service charges, but these figures must be verified with your Solicitor.



Ground Floor

Approx. 76.9 sq. metres (828.0 sq. feet)



Total area: approx. 76.9 sq. metres (828.0 sq. feet)



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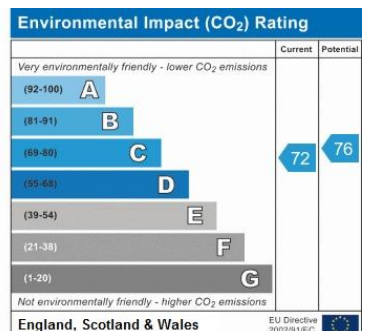
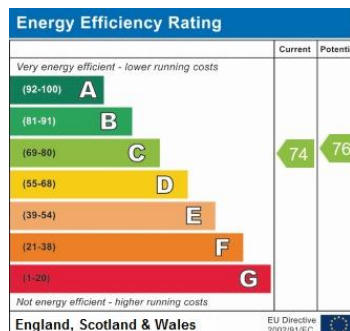
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