



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

Price Guide **£239,950**

- Well Presented Second Floor Apartment
- Three Double Bedrooms
- Lounge/Dining Room
- Shaker Style Breakfast Kitchen & Porcelenosa Bathroom
- Share of Freehold
- Energy Performance Rating - TBC

0121 709 3300

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

A delightful & completely modernised luxury three bedroom apartment situated in an idyllic location within walking distance of Solihull town centre having been superbly maintained & benefits from a recently fitted kitchen, bathroom & gas central heating. The apartment briefly comprises: hallway, lounge/dining room, breakfast kitchen, three double bedrooms, luxury bathroom and single garage. No Chain

APPROACH

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

HALLWAY

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

BREAKFAST KITCHEN

12' 6" (3.8M) X 12' 2" (3.7M)

A beautifully fitted kitchen comprehensively fitted with a range of wall and base units with co-ordinated roll top work surface over, matching upstands, integrated four ring gas hob and space for oven, canopy extractor hood over, one and a half bowl sink and drainer unit, integrated fridge and freezer compartments, TV aerial point, Karndean wood effect flooring, single panel radiator, recessed spot lights, space for breakfast table and chairs, UPVC double glazed window to front aspect, cupboard housing Worcester combination central heating boiler.

LOUNGE/DINER

18' 4" (5.6M) X 11' 6" (3.5M)

A spacious southerly facing lounge/diner with two UPVC double glazed windows to the rear aspect, TV aerial point, two single panel radiator, two ceiling light points, two wall light points, door to

SPACIOUS INNER HALLWAY

Recessed spotlight, doors to bedrooms and bathroom, large cupboard with space and plumbing for a washing machine, dryer plus further useful storage.

BEDROOM ONE

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

TV aerial point, fitted wardrobes, double panel radiator, ceiling light point, UPVC double window to front aspect.

BEDROOM TWO

11' 6" (3.5M) X 12' 2" (3.7M)

Double panel radiator, ceiling light point, TV aerial point, UPVC double window to rear aspect.

BEDROOM THREE

8' 10" (2.7M) X 8' 2" (2.5M)

Single panel radiator, ceiling light point, TV aerial point, UPVC double window to aspect.



BATHROOM

A beautifully appointed modern Porcelenosa bathroom with three piece suite comprising low level flush WC, pedestal wash-hand basin, panel bath with power shower over, complementary ceramic tiling to walls and floor, marble tiles to window sill chrome towel radiator, shaver point, recessed spotlights, UPVC double obscured window to front aspect.



GARAGE EN BLOC

A single garage with up and over door.

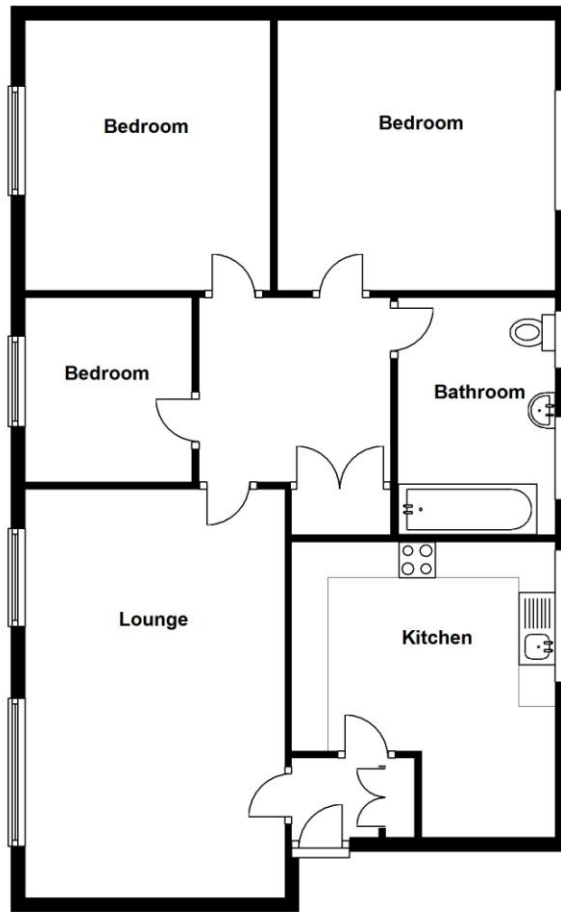
NB

Service charge for 2015/2016 is £1300 pa. We have been informed that these are the current service charges but these figures must be verified with your Solicitor.



Ground Floor

Approx. 86.4 sq. metres (929.7 sq. feet)



Total area: approx. 86.4 sq. metres (929.7 sq. feet)



2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com

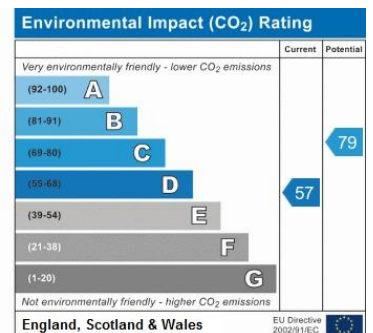
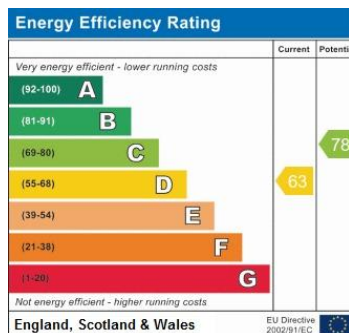
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