

AP MORGAN



Albany Gardens, Hampton Lane, Solihull
Offers in excess of £230,000

Features:

- Two Bedroom Ground Floor Apartment
- Walking Distance to Solihull Town Centre
- Fitted Kitchen with Dining Area
- Private Residents Garage
- Expansive Outdoor Space
- Excellent Communal Areas
- Great Condition Throughout
- Excellent Motorway and Transport Links

Description:

Space, privacy, and walking distance to Solihull town centre. This apartment ticks the boxes people wait years for.

Set in a fantastic private location within easy walking distance of Solihull town centre, this two-bedroom, ground floor apartment offers a genuinely spacious layout across 789 sq ft. It comes with a private residents' garage, excellent communal areas, and expansive outdoor space to enjoy. In great condition throughout, this is a rare find for anyone wanting town centre convenience without giving up on space.

We asked them what made them buy it...

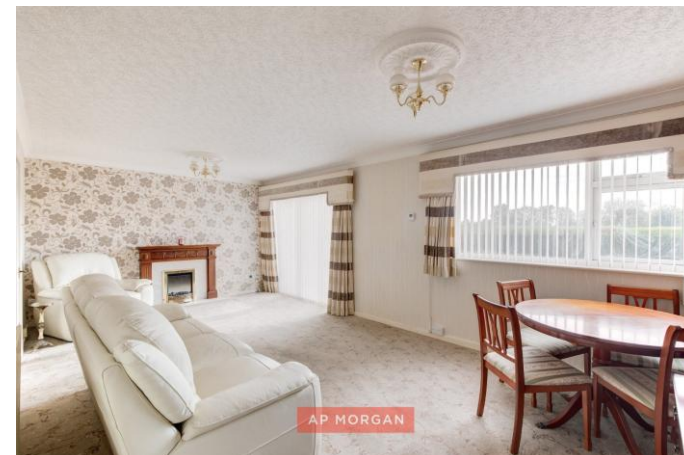
"It was the location that sold it to us. Being able to walk into Solihull town centre for everything we needed, while still having that sense of privacy, was exactly what we were looking for."

What about the house itself?

"We were amazed by how spacious it felt for an apartment. The kitchen with the dining area has been brilliant, and having that expansive outdoor space to enjoy has made such a difference."

Our agents say...

This is a genuinely spacious apartment, and it's rare to find this much room this close to Solihull town centre. Two well-proportioned bedrooms sit either side of an inner hall, with a shower room and separate WC keeping mornings simple.



The lounge/dining room offers plenty of space to relax or entertain, and the fitted kitchen with its dining area is a lovely spot for everyday living. The private residents' garage and excellent communal areas add real practicality, while the expansive outdoor space gives you somewhere to enjoy the sunshine right on your doorstep.

With excellent motorway and road links, plus easy access to Birmingham Airport, the train station, and the NEC, and strong Solihull school catchments nearby, this location works for almost any lifestyle.

Apartments with this much space and this location do not come around often. Get in touch with the AP Morgan team to arrange your viewing.

Details:

Hall

Lounge/Dining Room 21'6" x 11'7" (6.55m x 3.53m)

Kitchen 13'5" x 11'8" (4.1m x 3.56m)

Inner Hall

Bedroom 1 13'6" x 11'7" (4.11m x 3.53m)

Bedroom 2 11'8" x 8'11" (3.56m x 2.72m)

Shower Room 6'4" x 5'7" (1.93m x 1.7m)

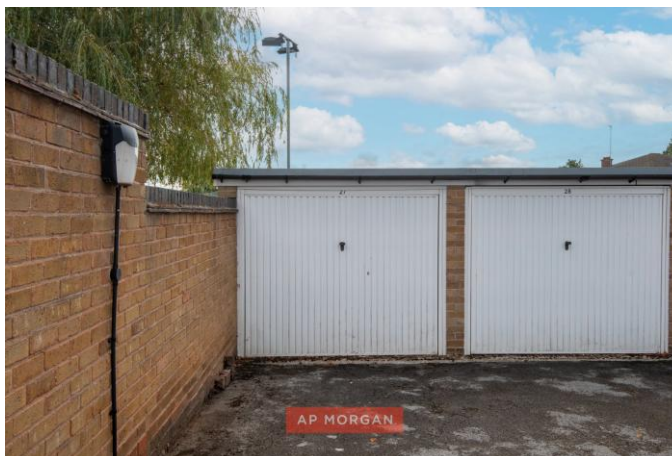
WC 6'4" x 2'11" (1.93m x 0.9m)

EPC Rating: To be confirmed

Council Tax Band: C (tbc by solicitors).

Tenure: Share of Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

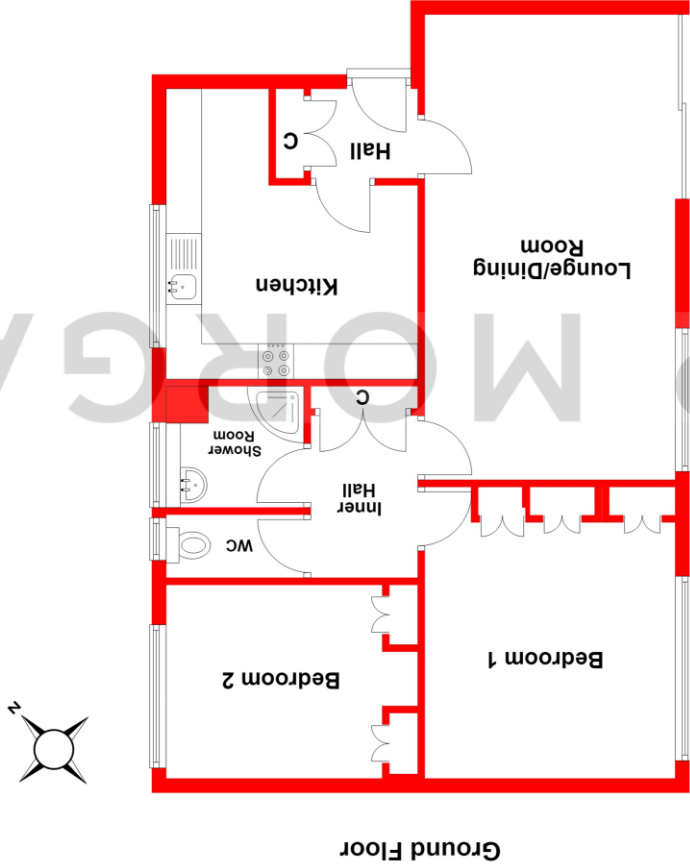
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Total area: approx. 73.3 sq. metres (789.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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