



Albany Lane, Balsall Common
£410,000





PROPERTY OVERVIEW

SOLD LOW PROFILE BEFORE LAUNCH - A rare opportunity to acquire a ground floor two bedroom apartment in the exclusive Albany Meadows development (restricted to buyers over 55s). Designed specifically for those seeking a sophisticated and communal retirement, this luxury apartment combines spacious modern interiors with peaceful, landscaped surroundings. This ground floor apartment provides a generous open-plan living/dining area and a premium kitchen opening out onto a private patio area which overlooks open fields. The kitchen is finished to an exceptional standard with granite work surfaces and integrated Bosch appliances. There are two double bedrooms with the principal bedroom having a luxury en-suite with a walk-in shower and a separate guest bathroom. Outside there is a patio area overlooking open fields, an external tool store and allocated parking space. Residents benefit from a supportive living environment which includes 45 minutes of weekly domestic support, a dedicated Village Manager and access to a 24-hour 7 days a week help line. On-site amenities include the hotel-style Albany Lounge (where a range of activities are held including, a book club, Pilates, weekly coffee morning, quiz nights, film night, scrabble, family history meetings and occasional concerts) and beautifully manicured and full maintained communal gardens.



All external property maintenance is covered including roof, drains, guttering and window cleaning in addition to property insurance.

Viewing is by prior appointment with Xact on 01676 534 411.

PROPERTY LOCATION

Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery also being based within the village.

Council Tax band: C

Tenure: Leasehold

- Exclusive Two Bedroom Retirement Apartment (over 55s)
- Ground Floor with Patio Overlooking Open Fields
- Open Plan Kitchen / Living / Dining Room
- En-Suite Principal Bedroom
- Allocated Parking Space
- No Onward Chain
- High Specification Fixtures & Fittings
- On Site Car Charging Point





HALLWAY

LIVING/DINING ROOM

16' 5" x 14' 1" (5.00m x 4.30m)

KITCHEN

11' 5" x 7' 8" (3.49m x 2.33m)

PRINCIPAL BEDROOM

12' 0" x 15' 9" (3.66m x 4.81m)

ENSUITE

7' 4" x 4' 6" (2.24m x 1.37m)

BEDROOM TWO

11' 2" x 11' 3" (3.40m x 3.43m)

BATHROOM

7' 5" x 7' 8" (2.26m x 2.34m)

TOTAL SQUARE FOOTAGE

84.0 sq.m (901 sq.ft) approx.

OUTSIDE THE PROPERTY

PRIVATE PATIO

ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washer/dryer, garden shed, all carpets, curtains and light fittings and communal car charging points.



ADDITIONAL INFORMATION

Services - water on a meter, communal heating system, mains electricity and sewers. Broadband - FTTC (fibre to the cabinet). Service charge - £5,353.92 pa. Ground rent - £250 pa.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

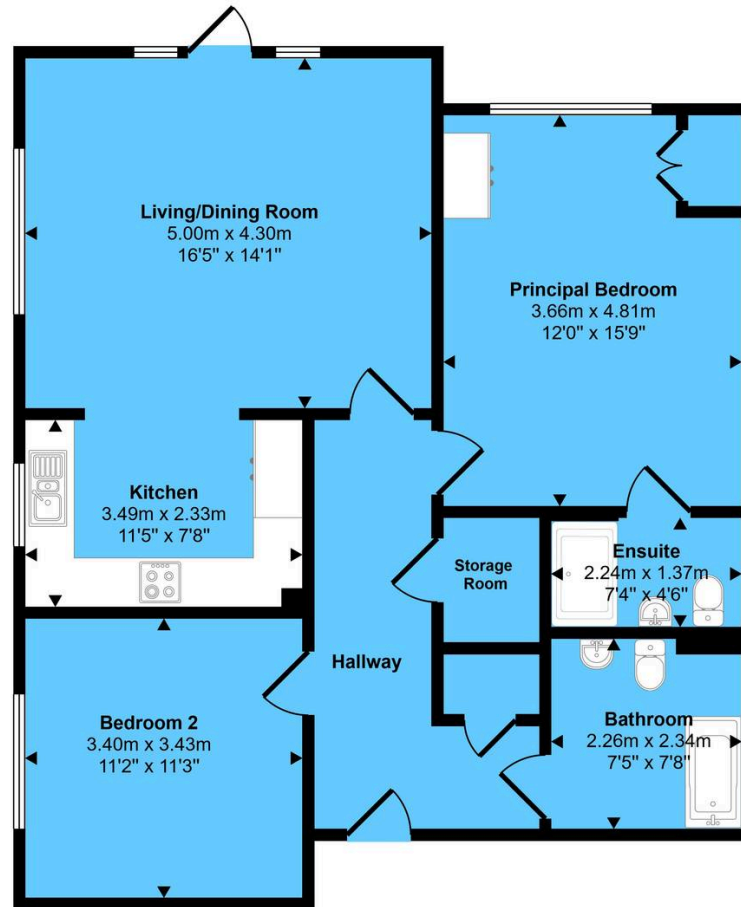
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
84 sq m / 901 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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