

At Albany Meadows we have created something special

You will find beautiful, well-appointed homes with everything you need for modern living and a more relaxed way of life. Be part of a friendly, community-focused environment with the opportunity to expand your social circles and explore new interests. Have access to professional support, care and assistance when you need it. And all in a rural location where you can escape to the countryside and enjoy local village life.

Located in Balsall Common in the West Midlands and designed for people over 55, Albany Meadows allows you to enjoy retirement your way.

So, let the adventure begin.





Retirement, your way

It's only natural to think that you might have to compromise on some parts of your lifestyle after moving to a retirement development. But that's not how we go about things at Albany Meadows. We've looked at every aspect of modern living, community and care so that you can enjoy the life you want now, and in the future.







Your Lifestyle

Whether you're meeting fellow neighbours for coffee in the luxurious Albany Lounge, relaxing on the green, or taking a walk around the attractive gardens, Albany Meadows is the perfect place to catch up with friends and spend quality time with family.



Your Home

Your home at Albany Meadows is just that; yours. Every bungalow, house and apartment offers a contemporary specification, spacious layouts and at least two bedrooms.



♡ Your Health

At Albany Meadows we provide the amount of support and care that you're comfortable with, both now, and in the future.



Your Location

Albany Meadows is located in the picturesque village of Balsall Common which is ideally positioned as a springboard to everything that the Heart of England has to offer.



YOUR LIFESTYLE

A community to feel part of

There's something about village life that is quintessentially British and at Albany Meadows we understand the importance of community spirit, a sense of belonging and a place to call home.

The opportunities for adventure are endless. There is so much to inspire, entertain or relax you, all in beautifully maintained, landscaped grounds and a friendly village environment.

Along with the surrounding countryside and local amenities just a stone's throw away.

The pleasant views, the activities, the village life and friends close by. It's all waiting for you at Albany Meadows.





YOUR LIFESTYLE

The perfect place to relax

The Albany Lounge

Sitting at the heart of the development is the Albany Lounge. Inviting, luxurious and sociable, it could be compared to a beautiful hotel lounge. Here you can meet up with friends over coffee, try new hobbies or enjoy some 'you time' reading the papers in front of the cosy fireplace. There's a TV area too, where you can settle down and watch your favourite programmes or sport events with new friends in relaxed comfort.

The Green

The Green is a wonderful outdoor space where you can pass the time of day with like-minded friends. This thoughtfully designed outside area boasts a beautiful gazebo and scenic views. Just the place to enjoy good weather, take part in activities on the lawn and breathe in the fresh air.

The Village Manager

Keeping Albany Meadows running smoothly is the Village Manager. A friendly face to help you out with day-to-day life, they can also provide concierge-style services, such as taking deliveries when you're not home and arranging social events. They'll also make sure all of the shared spaces are maintained to the highest standards for you to enjoy every day.

Keeping Active

Days out, hobbies and activities, exercise programmes, Albany Meadows encourages an adventurous and active lifestyle.

Whatever keeps you independent, healthier and makes your life more enjoyable.













YOUR HOME

Make yourself at home

We don't just build houses. We build beautiful homes for you to own.

Owning your own home at Albany Meadows offers something special. An impressive quality of build for an impressive quality of life. All of the properties have been crafted to offer that special feeling of comfort and convenience.

Whether you choose a bungalow, house or apartment, you'll find modern design, contemporary specification, spacious layouts and a minimum of two bedrooms. Homes are set amongst the peaceful landscape, giving you all the tranquillity you need – along with the reassurance of knowing you're never too far away from your friends and neighbours.

It all adds up to a very desirable way of life, designed to let you relax and live life at your own pace.





YOUR HOME

Live life your way

All the little touches have been thought about to help create a stress-free life. From terrestrial and satellite TV points and fibre optic broadband, to well-being technology and doubleglazed windows. And every property has at least one car parking space, with additional spaces for visitors.

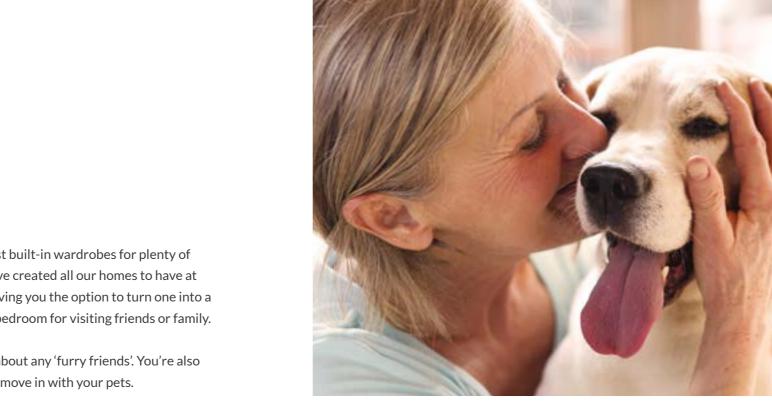
Kitchens deliver touches of elegance and quality. Granite worktops, induction hob, mid height oven and combination microwave and integrated Bosch appliances.

Bathrooms and en-suites are designed without compromise too. Stylish Roca sanitary fittings and Grohe taps, an indulgent walk in 'rain' shower complete with additional hand shower and relaxing bath tub.

Master bedrooms boast built-in wardrobes for plenty of storage space, and we've created all our homes to have at least two bedrooms, giving you the option to turn one into a study, or have a guest bedroom for visiting friends or family.

We haven't forgotten about any 'furry friends'. You're also more than welcome to move in with your pets.

There's a monthly service charge for every home. This covers things like buildings insurance, external maintenance of your property, window cleaning and your built in level of home support - removing the hassle of day-to-day chores.















YOUR HEALTH

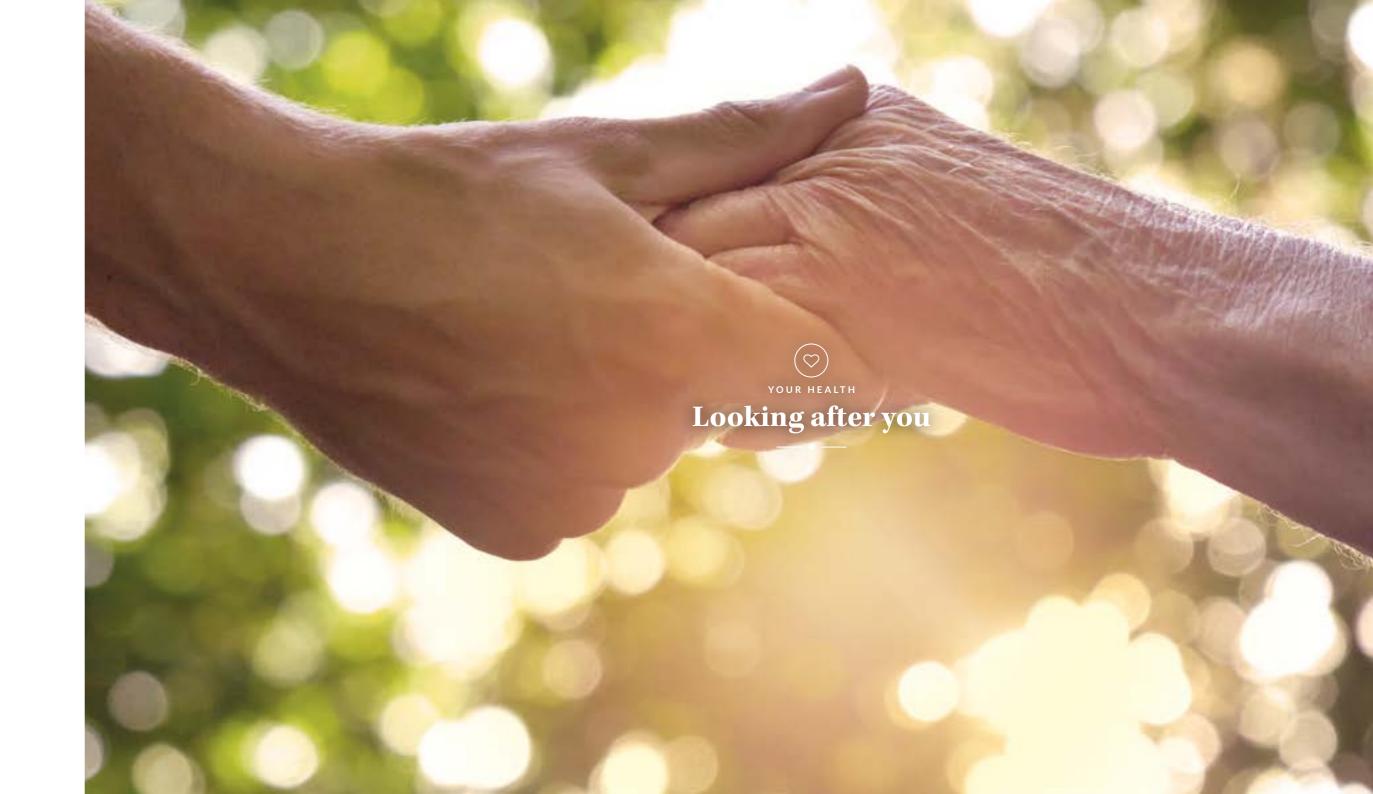
A healthier you

Walks in the countryside, enjoying new activities with friends and the stress-free feeling of low maintenance living. Moving to Albany Meadows offers a way of life that can have so many benefits on your overall health and well-being. Staying active, connected and having the time to relax is good for the mind and body, keeping you happier and healthier throughout your retirement years.

A level of support & care you need

As we get older though, it's reassuring to know that help is there when we need it. At Albany Meadows we can offer a bespoke level of care and support that's right for you.

You decide what you need – and what you don't need. It's reassuringly flexible and designed to put you in control of your care and independence.





YOUR HEALTH

Care and support on your doorstep

Built In Care

Isn't it time you let someone else take the strain when it comes to daily chores. We think it's only fair. That's why every home comes complete with a base level of home support every week included as part of Albany Meadows' services. From help with the shopping and keeping on top of the ironing and cleaning, to rubbish removal and helping arrange transport when you need it, how you use it is up to you.

Giving you extra peace of mind, you also have access to our 24-hour helpline. This support line can be accessed from a well-being system discreetly located in your home.

Our built-in support is about making everyday living easier – so that you get more time to do the things you want to.

Additional Care

We want you to remain independent in your beautiful new home for as long as possible.

This sometimes means having access to a little more support. Our additional care and support packages, available through our partner Bluebird Care, are flexible, discreet and tailored to your needs.

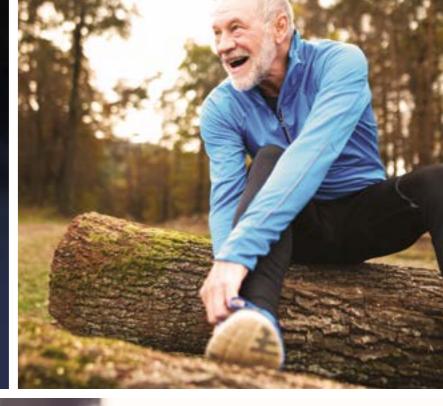
Bluebird Care is located in Solihull and fully registered with the Care Quality Commission. They can create a care plan that is designed to meet your own individual requirements. And if your needs ever change, your care plan can change with you.

Your options are extensive, from personal care assistance like dressing or help with mobility, to more specialised medical home support and care. Represented on site by the Village Manager and Bluebird Care's visiting Care Manager, they will hold regular consultations to discuss any needs you may have.

Bluebird Care's services are available at an extra cost, however, you're under no obligation to use them and you are of course more than welcome to use your own care provider in your home.











Getting out and about

Albany Meadows is the best of both worlds. It's everything a retirement development should be; quiet, peaceful and intimate, with all the amenities that you could wish for close by in Balsall Common. It makes a great base for you to explore the wider area.

Balsall Common has more than its fair share of village charm. This friendly community offers shops, cafes, restaurants and pubs and leisure amenities, as well as plenty of parks and countryside walks to enjoy. There's also a weekly country market offering the finest produce from the area.





YOUR LOCATION

A little further afield

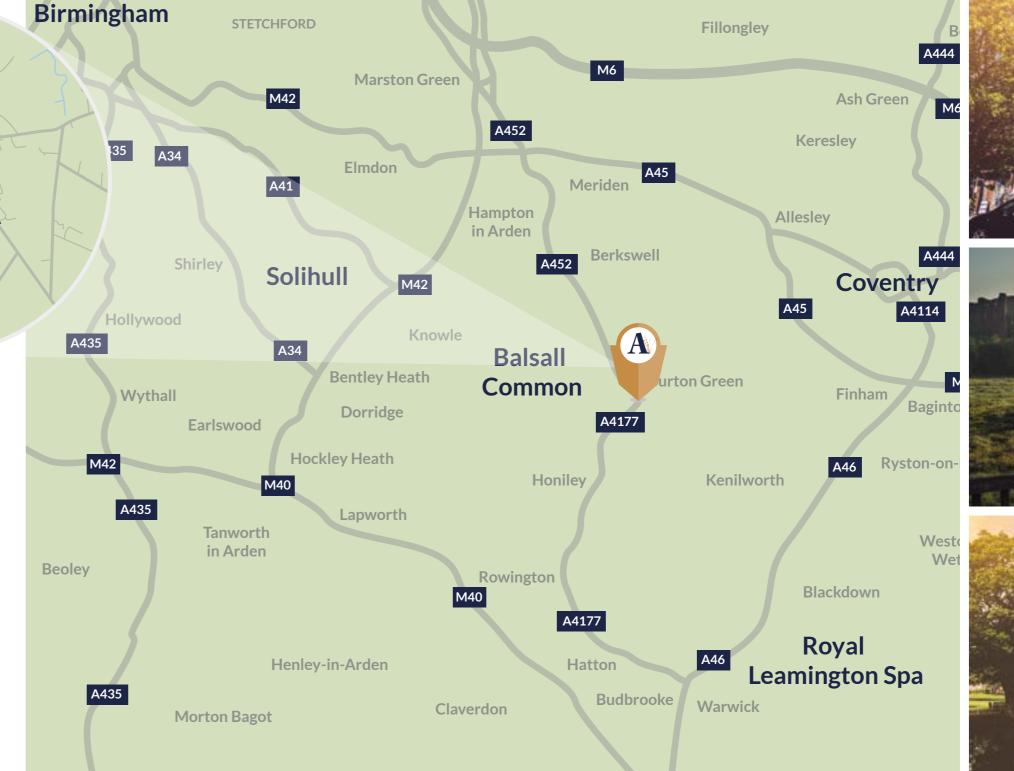
Albany Meadows is ideally positioned if you want to experience everything that the Heart of England has to offer – scenic walks, historic towns, quaint villages and lively cities.

Historic Kenilworth is just 10-minutes by car. Solihull, Warwick, Coventry and Birmingham are all just 20 minutes away, while Birmingham Airport is within easy reach for connections to the rest of the world.

Train connections from Berkswell Station, located in Balsall Common, include Coventry in 9 minutes, Birmingham in 22 minutes, Royal Leamington Spa in 26 minutes and direct links into London.

Balsall Common

Or use the local buses connecting Albany Meadows to destinations including Balsall town centre, Kenilworth, Royal Leamington Spa, Solihull and Coventry.



Coleshill











ALBANY MEADOWS

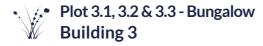
Start your search

The properties at Albany Meadows are located in a series of low rise buildings set around beautiful landscaping. Featuring 12 two-bed bungalows, 4 three-bed houses and 23 two-bed apartments, start the search for your new home and a new way of life.































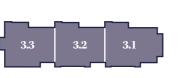


MEASUREMENTS

BEDROOM 1	4.58m × 3.68m	15ft × 12ft
BEDROOM 2	4.39m × 3.08m	14ft 4" × 10ft 1"
LIVING/DINING ROOM	6.20m × 3.70m	20ft 3" × 12ft 1"
KITCHEN	3.70m × 2.66m	12ft 1" × 18ft 8"
TOTAL INTERNAL AREA	84.46m ²	909ft ²







MEASUREMENTS

	TOTAL INTERNAL AREA	04.002	000642
	KITCHEN	3.70m × 2.71m	12ft 1" × 8ft 10"
3.1	LIVING/DINING ROOM	$\textbf{6.25m} \times \textbf{3.70m}$	20ft 6" \times 12ft 1"
	BEDROOM 2	$\textbf{4.40m} \times \textbf{3.19m}$	$\textbf{14ft} \textbf{5"} \times \textbf{10ft} \textbf{5"}$
	BEDROOM 1	4.68m × 3.56m	15ft 4" × 11ft 8"

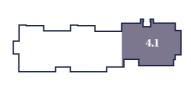


Total floor space is subject to minor variation in each property



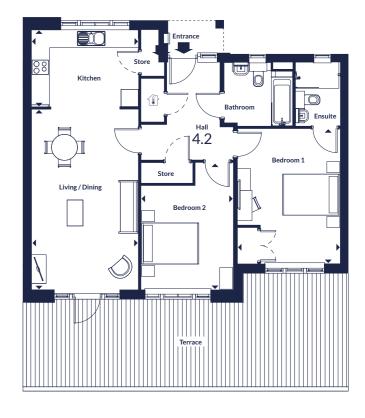




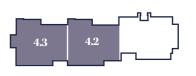


MEASUREMENTS

	BEDROOM 1	4.66m × 3.56m	15ft 3" × 11ft 8"
Ъ	BEDROOM 2	4.05m × 3.19m	13ft 3" × 10ft 5"
	LIVING/DINING ROOM	5.47m × 3.70m	17ft 11" × 12ft 1"
ľ	KITCHEN	3.70m × 2.66m	12ft 1" × 8ft 8"
	TOTAL INTERNAL AREA	79.33m²	854ft ²







MEASUREMENTS

	14ft 5" × 10ft5"
× 3.70m 2	20ft 6" × 12ft 1"
× 2.66 m 1	12ft 1" ×8ft 8"
	×2.66m

TOTAL INTERNAL AREA 84.46m²

















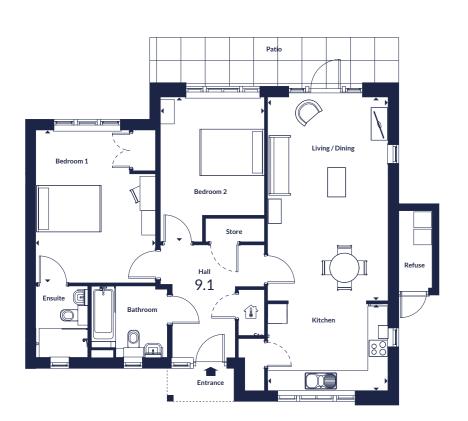


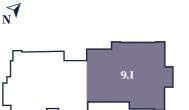








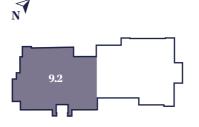




MEASUREMENTS

BEDROOM 1	4.69m × 3.68m	15ft 4" × 12ft
BEDROOM 2	4.44m × 3.19m	14ft 6" × 10ft 5"
LIVING/DINING ROOM	6.25m × 3.70m	20ft 6" × 12ft 1"
KITCHEN	3.70m × 2.66m	12ft 1" × 8ft 8"
TOTAL INTERNAL AREA	85.67m ²	921ft ²

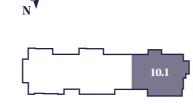




MEASUREMENTS

BEDROOM 1	4.69m × 3.61m	15ft 4" × 11ft 10"
BEDROOM 2	4.10m × 3.15m	13ft 5" × 10ft 3"
LIVING/DINING ROOM	5.58m × 3.70m	18ft 3" × 12ft 1"
KITCHEN	3.70m × 2.66m	12ft 1" ×8ft 8"
TOTAL INTERNAL AREA	80.90m ²	871ft ²

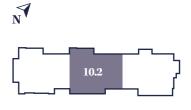




MEASUREMENTS

$\textbf{4.58m} \times \textbf{3.70m}$	15ft × 12ft 1"
4.08m × 3.07m	13ft 4" × 10ft
5.47m × 3.70m	17ft 11" × 12ft 1"
3.70m × 2.66m	12ft 1" ×8ft 8"
79.47m²	855ft ²
	4.08m × 3.07m 5.47m × 3.70m 3.70m × 2.66m



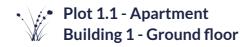


BEDROOM 1	$\textbf{4.58m} \times \textbf{3.65m}$	15ft" × 11ft 11
BEDROOM 2	4.44m × 3.11m	14ft 6" × 10ft 2
LIVING/DINING ROOM	6.37m × 3.67m	20ft 10" × 12ft
KITCHEN	3.67m × 2.66m	12ft ×8ft 8"

TOTAL INTERNAL AREA 84.16m²







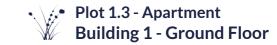












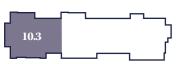






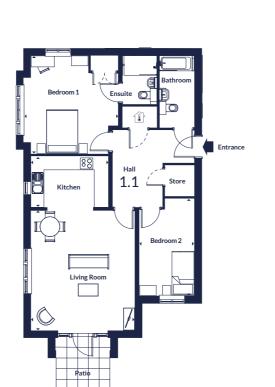


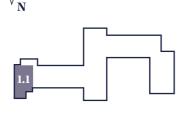






BEDROOM 1	$\textbf{4.58m} \times \textbf{3.68m}$	$\textbf{15ft} \times \textbf{12ft}$
BEDROOM 2	4.44m × 3.08m	14ft 6" × 10ft 1"
LIVING/DINING ROOM	6.37m × 3.70m	20ft 10" × 12ft 1
KITCHEN	3.70m × 2.66m	12ft 1" ×8ft 8"
KITCHEN	3.70III × 2.00III	12111 × 611
TOTAL INTERNAL AREA	84.35m²	908ft²

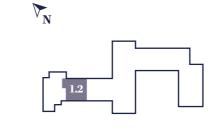




GROUND FLOOR

BEDROOM 1	4.48m ×4.31m	14ft 8" × 14ft 1"
BEDROOM 2	4.43m × 2.51m	14ft 6" ×8ft 2"
LIVING/DINING ROOM	5.45m × 4.74m	17ft 10" × 15ft 6"
KITCHEN	$3.52m \times 2.33m$	11ft 6" × 7ft 7"
TOTAL INTERNAL AREA	85m²	915ft²





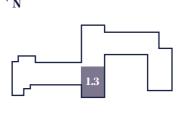
GROUND FLOOR

BEDROOM 1	4.31m ×3.21m	14ft 1" × 10ft 6"
BEDROOM 2	4.72m × 3.12m	15ft 5" × 10ft 2"
LIVING/DINING ROOM	6.24m × 4.24m	20ft 5" × 13ft 10"
KITCHEN	2.66m × 3.99m	8ft 8" × 13ft 1"
TOTAL INTERNAL AREA	83m²	893ft ²





TOTAL INTERNAL AREA 91m²



BEDROOM 1	$\textbf{4.58m} \times \textbf{3.56m}$	$\textbf{15ft} \times \textbf{11ft 8"}$
BEDROOM 2	5.06m × 3.07m	16ft 7" × 10ft
LIVING/DINING ROOM	6.09m × 5.22m	19ft 11" × 17ft 1"
KITCHEN	4.24m × 2.18m	13ft 10" × 7ft 1"

979ft²

















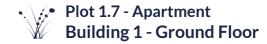


Plot 1.6 - Apartment
Building 1 - Ground Floor

















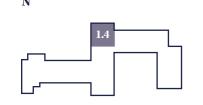






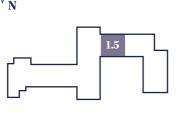


GROUND FLOOR



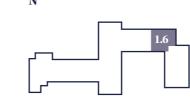
BEDROOM 1	$5.03m \times 3.86m$	$\textbf{16ft 5"} \times \textbf{12ft 7"}$
BEDROOM 2	3.63m × 3.67m	12ft × 12ft
LIVING/DINING ROOM	5.30m × 4.55m	17ft 4" × 14ft 10"
KITCHEN	3.63m × 2.53m	11ft 10" ×8ft 3"
TOTAL INTERNAL AREA	90m²	969ft ²

GROUND FLOOR



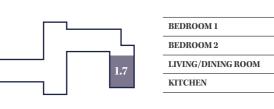
BEDROOM 1	5.37m × 3.23m	17ft 7" × 10ft 7'
BEDROOM 2	4.01m × 3.18m	13ft 1" × 10ft 5'
LIVING/DINING ROOM	5.15m × 6.14m	16ft 10" × 20ft 1
KITCHEN	3.30m × 2.89m	10ft 9" × 9ft 5"
TOTAL INTERNAL AREA	89m²	958ft ²

GROUND FLOOR



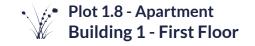
BEDROOM 1	$\textbf{3.38m} \times \textbf{5.24m}$	$\textbf{11ft} \times \textbf{17ft 2"}$
BEDROOM 2	3.01m × 4.06m	9ft 10" × 13ft 3"
LIVING/DINING ROOM	5.17m × 6.14m	16ft 11" × 20ft 1"
KITCHEN	3.27m × 2.66m	10ft 8" × 8ft 8"
TOTAL INTERNAL AREA	80m²	861ft ²





4.11m × 3.12m	13ft 5" × 10ft 2"
5.97m × 6.44m	19ft 7" × 21ft 1"
3.17m × 3.57m	10ft 4" × 11ft 8"
	5.97m × 6.44m











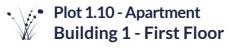






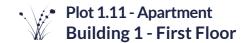












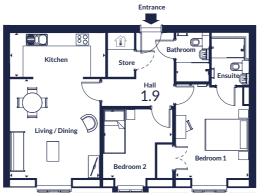


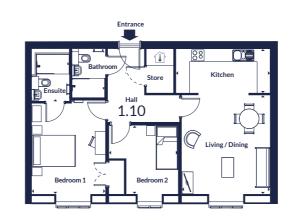






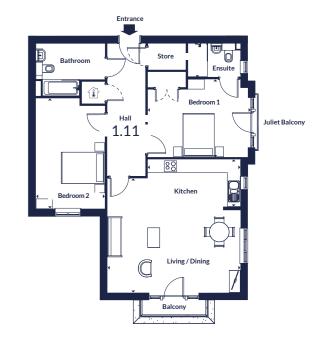


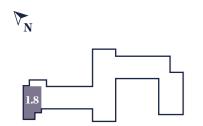




FIRST FLOOR

TOTAL INTERNAL AREA 70.3m²

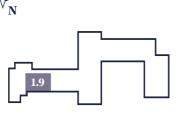




FIRST F	LOOR
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BEDROOM 1	5.19m × 3.81m	17ft × 12ft 6"
BEDROOM 2	4.43m × 2.61m	14ft 6" ×8ft 6"
LIVING ROOM	4.74m × 6.01m	15ft 6" × 19ft 8"
KITCHEN	3.47m × 3.17m	11ft 4" × 10ft 4"
TOTAL INTERNAL AREA	87m²	936ft²

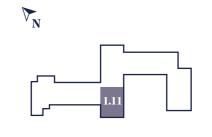




BEDROOM 1	$\textbf{4.72m} \times \textbf{3.34m}$	15ft 5" × 10ft 11"
BEDROOM 2	3.55m × 3.17m	11ft 7" × 10ft 4"
LIVING/DINING ROOM	4.93m × 4.10m	16ft 1" × 13ft 5"
KITCHEN	4.36m × 2.02m	14ft 3" × 6ft 7"
TOTAL INTERNAL AREA	71 m²	764ft ²

BEDROOM 1	$\textbf{4.72m} \times \textbf{3.37m}$	15ft 5" × 11ft
BEDROOM 2	3.17m × 3.55m	10ft 4" × 11ft 7"
LIVING/DINING ROOM	4.94m × 4.04m	16ft 2" × 13ft 2"
KITCHEN	4.30m × 2.02m	14ft 1" × 6ft 7"

757ft²



FIRST FLOOR

TOTAL INTERNAL AREA 92m²

DEDBOOM 1	450 05/	450 440 07
BEDROOM 1	4.58m × 3.56m	15ft × 11ft 8"
BEDROOM 2	$\textbf{5.06m} \times \textbf{3.17m}$	16ft 7" × 10ft 4"
LIVING/DINING ROOM	$\textbf{6.09m} \times \textbf{5.23m}$	19ft 11" × 17ft 1"
KITCHEN	$\textbf{4.24m} \times \textbf{2.17m}$	13ft 10" × 7ft 1"

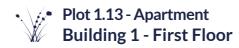
990ft²













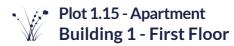












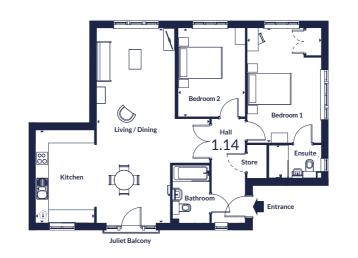










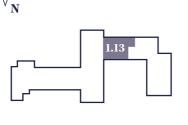




FIRST FLOOR

BEDROOM 1	$\textbf{5.01m} \times \textbf{3.95m}$	16ft 5" × 12ft 11"
BEDROOM 2	3.63m × 3.68m	11ft 10" × 12ft
LIVING/DINING ROOM	5.30m ×4.25m	17ft 4" × 13ft 10"
KITCHEN	3.63m × 2.53m	11ft 11" ×8ft 3"
TOTAL INTERNAL AREA	91m²	070ft²





BEDROOM 1	$\textbf{5.35m} \times \textbf{3.23m}$	17ft 6" \times 10ft 7"
BEDROOM 2	4.02m × 3.20m	13ft 2" × 10ft 5"
LIVING/DINING ROOM	8.82m × 5.25m	28ft 11" × 17ft 2"
KITCHEN	4.30m × 2.44m	14ft 1" ×8ft
TOTAL INTERNAL AREA	99m²	1066ft ²

FIRST FLOOR

BEDROOM 1	$\textbf{5.24m} \times \textbf{3.38m}$	17ft 2" × 11ft 1
BEDROOM 2	4.05m × 3.05m	13ft 3" × 10ft
LIVING/DINING ROOM	8.90m × 5.15m	29ft 2" × 16ft 10
KITCHEN	4.24m × 2.70m	13ft 11" ×8ft 10
TOTAL INTERNAL AREA	92m²	990ft ²

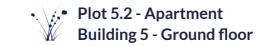


FIRST FLOOR

BEDROOM 1	4.66m × 3.56m	15ft 3" \times 11ft 8"
BEDROOM 2	$\textbf{4.11m} \times \textbf{3.17m}$	13ft 5" × 10ft 4"
LIVING/DINING ROOM	5.97m × 6.50m	19ft 7" × 21ft 3"
KITCHEN	$\textbf{3.61m} \times \textbf{3.17m}$	11ft 9" × 10ft 4"
TOTAL INTERNAL AREA	99m²	1066ft ²

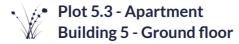














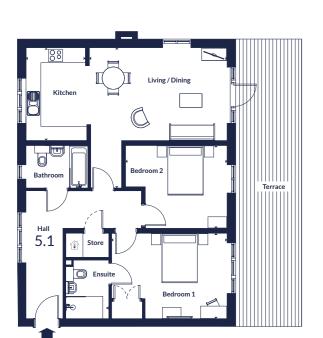






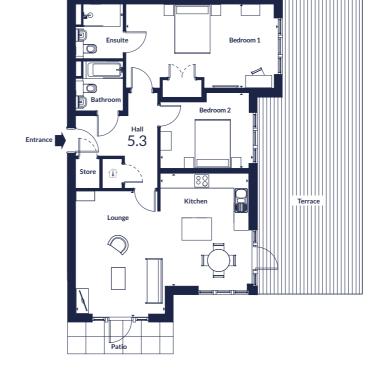


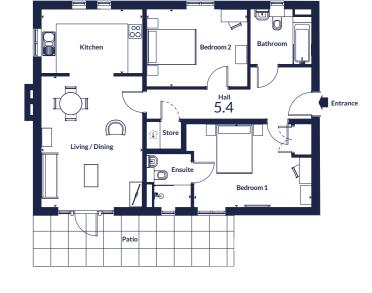












GROUND FLOOR

BEDROOM 1	4.66m × 3.45m	15ft 3" × 11ft 3"
BEDROOM 2	4.10m × 3.35m	13ft 5" × 10ft 11"
LIVING/DINING ROOM	5.56m × 5.67m	18ft 2" × 18ft 7"
KITCHEN	$\textbf{3.75m} \times \textbf{2.40m}$	12ft 3" × 7ft 10"
TOTAL INTERNAL AREA	83.05m ²	894ft ²



GROUND FLOOR

BEDROOM 1	$\textbf{4.41m} \times \textbf{3.73m}$	14ft 5" × 12ft 2"
BEDROOM 2	4.16m × 2.79m	13ft 7" × 9ft 1"
LIVING/DINING ROOM	5.00m × 4.29m	16ft 4" × 14ft
KITCHEN	2.79m × 2.53m	9ft 1" × 8ft 3"
TOTAL INTERNAL AREA	74.98m ²	807ft ²



GROUND FLOOR

BEDROOM 1	5.98m × 3.39m	19ft 7" × 11ft 1"
BEDROOM 2	3.57m × 3.06m	11ft 8" × 10ft
LIVING/DINING ROOM	4.97m × 3.61m	16ft 3" × 11ft 10"
KITCHEN	4.55m × 3.57m	14ft 11" × 11ft 8"
TOTAL INTERNAL AREA	82.71m ²	890ft ²



BEDROOM 1	
BEDROOM 2	

GROUND FLOOR

BEDROOM 1	$\textbf{5.06m} \times \textbf{3.37m}$	16ft 7" × 11ft
BEDROOM 2	$\textbf{4.08m} \times \textbf{3.13m}$	13ft 4" × 10ft 3"
LIVING/DINING ROOM	5.30m × 4.09m	17ft 4" × 13ft 4"
KITCHEN	4.09m × 2.60m	13ft 4" ×8ft 6"
TOTAL INTERNAL AREA	81.96m ²	882ft ²









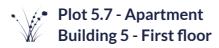
















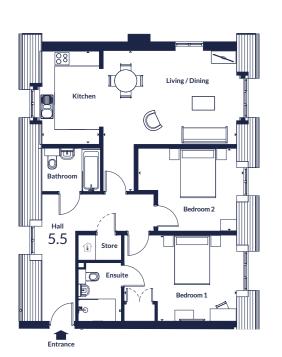












FIRST FLOOR

TOTAL INTERNAL AREA 78.82m²



FIRST FLOOR



FIRST FLOOR



FIRST FLOOR



BEDROOM 1	4.66m × 3.48m	15ft 3" × 11ft 5"
BEDROOM 2	4.10m × 3.35m	13ft 5" × 10ft 11"
LIVING/DINING ROOM	5.55m × 5.69m	18ft 2" × 18ft 8"
KITCHEN	$\textbf{3.79m} \times \textbf{2.50m}$	12ft 5" ×8ft 2"



BEDROOM 1	$\textbf{4.86m} \times \textbf{3.81m}$	15ft 11" × 12ft 6
BEDROOM 2	3.27m × 2.03m	10ft 8" × 6ft 7"
LIVING/DINING ROOM	5.55m × 4.29m	18ft 2" × 14ft
KITCHEN	3.28m × 2.60m	10ft 9" ×8ft 6"
TOTAL INTERNAL AREA	64.89m²	698ft ²



BEDROOM 1	5.98m × 3.39m	19ft 7" × 11ft 1"
BEDROOM 2	3.57m × 3.19m	11ft 8" × 10ft 5"
LIVING/DINING ROOM	4.97m × 3.61m	16ft 3" × 11ft 10"
KITCHEN	$\textbf{4.55m} \times \textbf{3.57m}$	14ft 11" × 11ft 8"
TOTAL INTERNAL AREA	83.42m ²	898ft ²



1	BEDROOM 1	5.06m × 3.41m	16ft 7" × 11ft 2"
ነ	BEDROOM 2	$\textbf{4.08m} \times \textbf{3.13m}$	13ft 4" × 10ft 3"
႕	LIVING/DINING ROOM	5.30m × 4.09m	17ft 4" × 13ft 4"
)	KITCHEN	4.09m × 2.60m	13ft 4" ×8ft 6"
	TOTAL INTERNAL AREA	82.62m ²	889ft ²

















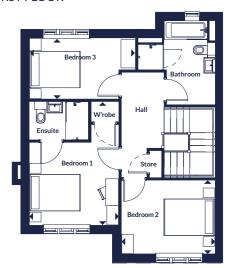


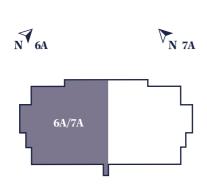


GROUND FLOOR



FIRST FLOOR



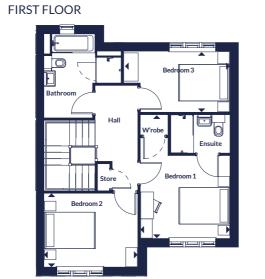


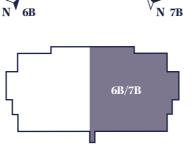
MEASUREMENTS

BEDROOM 1	4.84m × 3.51m
	12ft 11" \times 11ft 5"
BEDROOM 2	3.67m × 2.89m
	12ft × 9ft 5"
BEDROOM 3	4.16m × 2.39m
	13ft 7" × 7ft 10"
LIVING ROOM	4.22m × 3.24m
	$\textbf{13ft 10"} \times \textbf{10ft 7"}$
DINING ROOM	3.31m × 3.11m
	10ft 10" × 10ft 2"
KITCHEN	3.96m × 3.29m
	12ft 11" × 10ft 9"
TOTAL INTERNAL AREA	111.96m² / 1205ft²

GROUND FLOOR







MEASUREMENTS

BEDROOM 1	4.84m × 3.51m
	12ft 11" × 11ft 5"
BEDROOM 2	3.67m × 2.89m
	12ft \times 9ft 5"
BEDROOM 3	4.16m × 2.39m
	13ft 7" \times 7ft 10"
LIVING ROOM	4.22m × 3.24m
	13ft 10" \times 10ft 7"
DINING ROOM	$\textbf{3.31m} \times \textbf{3.11m}$
	10ft 10" × 10ft 2"
KITCHEN	3.96m × 3.29m
	12ft 11" × 10ft 9"
TOTAL INTERNAL AREA	112m² / 1206ft²









Property Features

- Building Life Plans (BLP) 10 year structural warranty
- uPVC double glazed windows throughout with matching ironmongery
- Doors and windows with multipoint locking system
- Garden, paved patio, timber decked terrace or balcony to selected plots
- TV/FM/Sky connection to living room & master bedroom
- High levels of thermal and sound insulation provided throughout
- At least one parking space for each property

Bathroom & En-suite

- Contemporary bath with glass screen
- Fixed chrome shower head and hand held shower sets over baths
- Walk-in shower to en-suite and some bathrooms
- Grohe thermostatic shower mixer & mixer taps
- Ceramic floor and wall tiles
- Contemporary white Roca Gap sanitaryware fixed in units complete with Corian topping
- Electric shaver socket to bathrooms and en-suite
- Heated chrome towel rail in bathrooms and en-suite

Kitchens

- Individually designed kitchens
- Range of floor, wall and full height cabinets, all featuring soft close
- Double bevel granite work surface and up stands
- Pegler mono lever mixer tap
- Brushed nickel bar handles
- LED strip lights mounted under all wall cabinets
- Glass splashback to induction hob
- Bosch appliances throughout; electric induction hob, extractor hood, integrated fridge freezer, slimline dishwasher, electric single oven, combination microwave and washer/dryer
- Contemporary ceramic floor tiles
- Stainless steel 1.5 bowl sink

Heating, Security & Electrical Installation

- LED low energy down lighters to bathrooms and kitchens
- Main ceiling pendants to all other spaces
- Mains connected smoke and heat detectors
- Telephone points to living room and master bedroom
- Well-being call technology included in each home
- District heating system serving central heating and hot water
- Audio visual phone entry system to all apartment units
- Night light adjacent to en-suite door

Decoration & Finishes

- All internal walls completed with a neutral painted plaster finish
- Ogee profiled skirting and architraves throughout
- Ogee plaster coving to entrance hall, living / dining rooms and bedrooms
- Twist pile carpet to lounge / dining, bedrooms and entrance halls
- Fitted wardrobes to selected units

Communal Areas

- Lift to upper apartment levels
- Individual secure post boxes
- Cycle storage
- External CCTV
- External lighting and wayfinding signage
- Additional visitor parking
- Village Manager's office
- Additional landscaped areas

The Albany Lounge & The Green

- Beautifully finished communal lounge
- Interior designed to luxurious hotel lounge standards
- Range of seating areas which include sofas, chairs, tables and feature lighting
- Feature fireplace with real log burner
- Wide screen TV area and reading area with feature book shelves

- Kitchen area with fridge, storage and kitchenware
- Bi-fold doors opening out to The Green
- The Green features a large lawn area gazebo, benches and landscaping

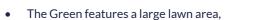
Services & Care

- A Village Manager will oversee day to day life at Albany Meadows and coordinate external maintenance, services and social activities
- Every home will have 1.5 hours per week of home support which includes cleaning, ironing and refuse removal
- Additional flexible care packages are also available from our CQC registered care partner Bluebird Care at an extra cost
- Residents are free to use their own care provider if required
- Access to a 24-hour emergency helpline

Qualifying Purchasers

Albany Meadows is available for purchasers aged 55 and over who will benefit from the lifestyle and care services that are available at the development. At least one permanent resident in one of our properties must meet this criteria.

Due to local demand, for the first six months of marketing the opportunity to purchase a property at Albany Meadows will be made available to people living in, or connected to, the Solihull Borough area.



The computer generated images that feature in this brochure are intended for illustrative purposes only and should be treated as an indicative guide to the completed scheme.

While every effort has been made to ensure the information contained in this brochure is correct, it is designed to be a guide only as to the finished product. The finished product may vary from the information provided and these particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a sales contract or property warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact the Albany Meadows sales team to ascertain the availability of any particular property.









WHO ARE

About Amber

Albany Meadows is designed, built and managed by Amber Infrastructure, a leading international provider of long term infrastructure and property projects. With a flair for design and excellence, the Amber Infrastructure team has been creating inspiring places for almost 20 years – and winning awards along the way.

Amber is committed to delivering quality lifestyle choice and accommodation for the 55+ homeowner, creating schemes where high quality, privately owned homes are designed without compromise, and are matched by outstanding locations and services.

A long-term investor in this and many other projects, Amber will continue to manage and run Albany Meadows so that the high standards and values of the properties and the estate are maintained for many years to come. Our aim is to ensure that Albany Meadows continues to be a wonderful place to live.

For more information visit amberinfrastructure.com



WHO ARE

About Bluebird Care

We have selected Bluebird Care as our partner to provide care and support services to residents at Albany Meadows. Located in Solihull, Bluebird Care is a well-known national organisation.

The company is fully registered with the Care Quality
Commission and has been providing high quality care
throughout the Solihull Metropolitan area for many years.
Not only do they bring a quality of care that is second to none,
but they share our strong local values, using local carers and
staff who know the community well.

For more information visit bluebirdcare.co.uk/Solihull





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