



Albion Court, Hull, HU4 7PL
Offers Over £50,000


**Philip
Bannister**
Estate & Letting Agents

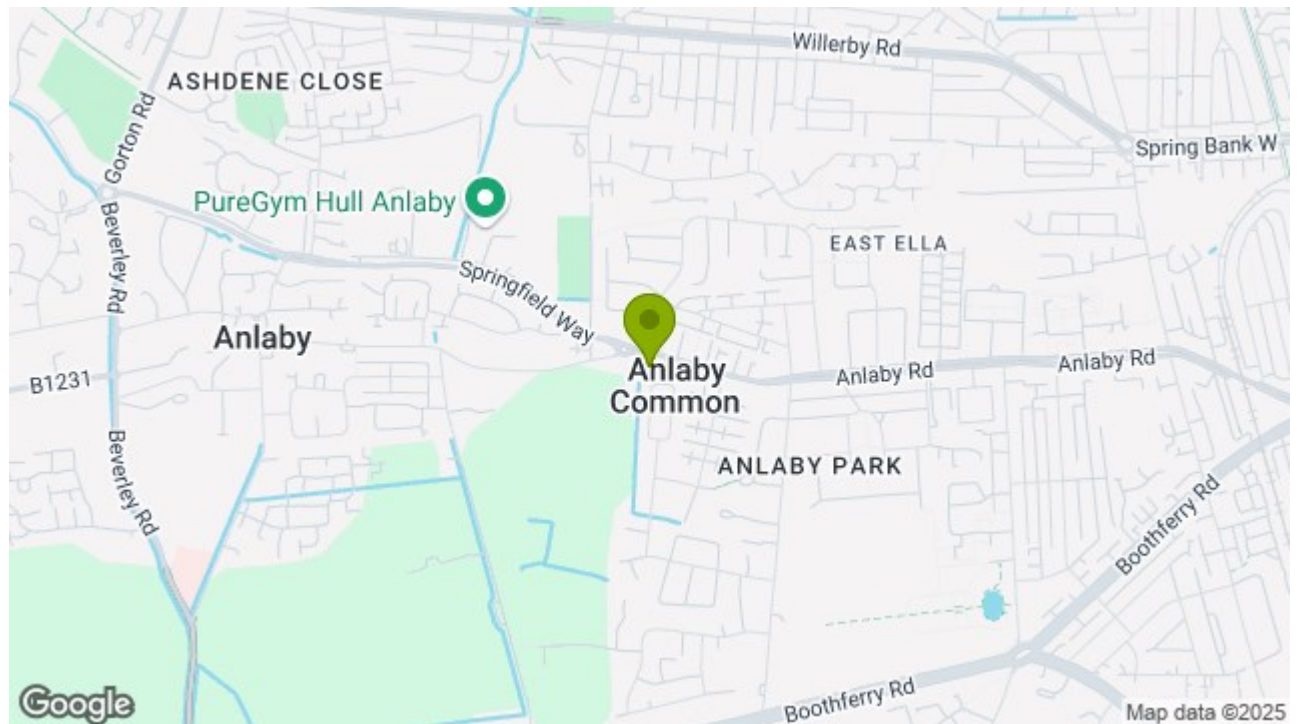
Albion Court, Hull, HU4 7PL

Offered exclusively to the over 55's, this one bedroom apartment is ready for its next owner. Benefitting from an array of communal facilities and areas providing a sense of community. The apartment sits on the first floor which can be accessed via a lift or staircase and provides generous accommodation.

Key Features

- Over 55's Complex
- Leasehold Apartment
- 1 Bedroom
- Spacious Throughout
- Recently Improved
- Communal Gardens & Off Street Residents Parking
- Communal Facilities and Lounges
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ANLABY COMMON

Ideally located close to local amenities including library, park & tennis courts and is ideally positioned to the West of the City for shops, schools and public transportation. Good road connections are easily accessed to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

COMMUNAL ENTRANCE HALL

With security intercom system.

COMMUNAL AREAS

Offering a delightful development of Apartments that can be purchased by those over the age of 55. With the development itself boasting a range of impressive facilities including a modern furnished residence, day room and sitting room providing an ideal place for meeting other residents and for activities. With a separate kitchen and laundry area. Also featured within the development is a lift to both first and second floor levels and separate staircase with individual access to the apartments provided via a range of corridor networks.

LIVING ROOM

A spacious living room with feature fireplace housing an electric fire, window to the rear elevation, access to the Kitchen and access to the storage cupboard.

KITCHEN

With wall and base fitted units, laminated work surfaces and a tiled splashback.

BEDROOM

A generous bedroom with fitted wardrobes and chest of drawers. with window to the rear elevation.

BATHROOM

With a three piece suite comprising of a panelled bath, low flush WC and a wash hand basin. Further benefitting from tiled walls and grab rails.

GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

SECURITY - The property has the benefit of an installed intercom system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Leasehold.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for

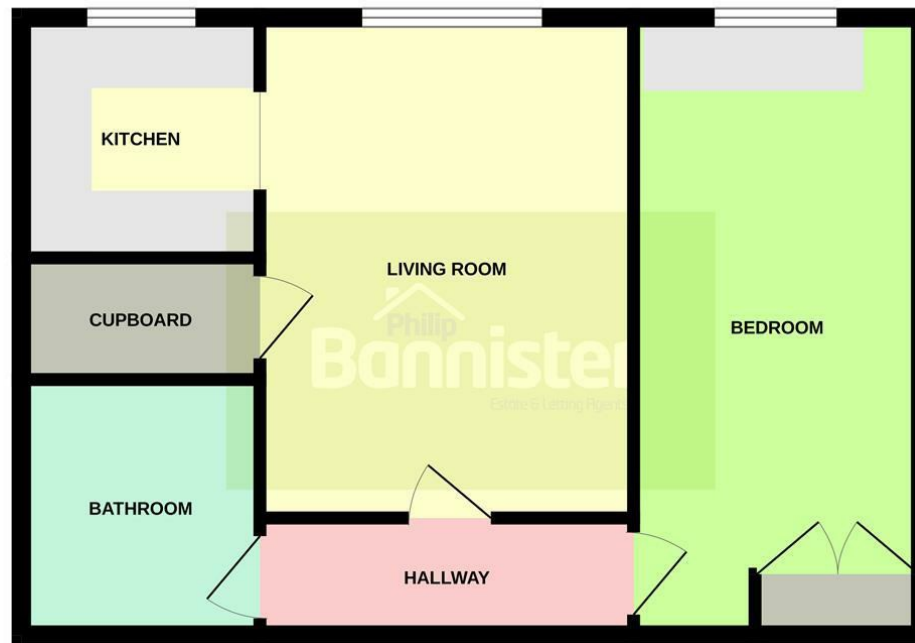
use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100



GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.5 sq.m.) approx.
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.
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