



Albion Court, Anlaby, East Riding of Yorkshire
Asking Price £110,000





KEY FEATURES

- No Chain Involved
- Retirement Complex for Over 55's
- Well Situated in Anlaby Common
- Two Bedrooms
- A Thriving Sense of Community
- 24hr Emergency Response Call System
- Residential & Visitor Parking
- Communal Gardens, Lounge & Hobby Room
- 94 Year Lease Remaining
- Council Tax Band C
- EPC Rating E
- Tenure: Leasehold



DESCRIPTION

A well-proportioned two bedroom apartment situated on the top floor and end, corner plot of Albion Court, Anlaby Common.

With a bright and fresh feel throughout, the apartment is move-in ready for anyone who is wanting to reside in a thriving community based estate.

Apartment 47 is situated within a short walk from the lift and stairwell.

Upon entering the apartment, the spacious hall leads through to two bedrooms, shower room, walk-in storage/cloakroom and lounge through to kitchen.

Fitted with 24-hour emergency response call system pull chords in every room and benefitting from an all-electric heating system, UPVC double glazed windows, new carpets, fresh decoration throughout and an intercom system for main entry.

The apartment contains two spacious bedrooms, the master comprising of fitted wardrobes and a dresser. Both rooms can comfortably fit a double bed and benefit from views to the front elevation.

Boasting a fully-tiled shower room with walk-in shower, hand wash basin with chrome mixer tap, an array of built-in storage units and low flush WC with chrome, heated towel rail.

The generous and bright lounge leads through to the fitted kitchen with built-in electric oven, electric hob with hooded extractor fan above and space for a fridge-freezer. As the apartment benefits from being the end, corner plot, the kitchen has an additional UPVC double glazed window to the side elevation, welcoming natural light into the kitchen space.

Set within the grounds of Albion Court, an all privately-owned estate, managed by Anchor Housing, home-owners benefits from residents' and visitors' parking, access to communal maintained gardens, two communal lounges with adjoining kitchenette, hobbies room and shared laundry room.

Below are some shared, additional facilities available to each private resident, managed and maintained by Anchor.

Regular on-site Hairdresser and Chiropodist appointments. Weekly coffee mornings, and an array of social events and activities.

Onsite guest suite for visitors. These suite's can be booked by residents to use across other Anchor sites across the UK.



Service Charge is £244.11pcm and includes, but is not limited to; Building insurance, Private and Communal Water, Communal Electric, 24-hour alarm call service in private and shared areas, Grounds and Building maintenance, On-site manager and a Communal cleaning service.

Service charge is due to increase from April 2025 to £273.70pcm.



PARTICULARS OF SALE

Hallway

4.62m x 2.12m (15'2" x 7'0")

The apartment is situated on the top floor of the complex, withing close proximity to the lift or stairwell.

The apartment front door opens to a wide and spacious entrance hall.

Newly carpeted and decorated, with electric heater, intercom system for main entry point and doors leading to two bedrooms, bathroom, lounge, cloakroom and airing cupboard. Equip with 24 hours emergency response call system pull chord.

Master Bedroom

2.87m x 3.87m (9'5" x 12'8")

Newly carpeted and decorated, the master bedroom benefits from an array of fitted wardrobes and a dressing table with ample space for a double bed. Equip with electric heater, UPVC double-glazed window to the front elevation and a 24-hour emergency response call system pull chord.

Bedroom Two

2.5m x 4.41m (8'2" x 14'6")

A second bedroom with electric heater and UPVC window to front elevation. Freshly decorated with new carpets, this room could comfortably house a double bed or would make a spacious single room or hobby/craft room. Benefitting from 24-hour emergency response call system pull chord.

Living Room

3.46m x 4.32m (11'5" x 14'2")

Accessible via the hallway is the lounge and kitchen. Boasting a modern, electric feature fireplace, the lounge provides a generous and bright space for relaxing with views to the front elevation of the property. Newly carpeted and decorated with 24-hour emergency response call system pull chord and an electric heater.

Kitchen

2.48m x 2.26m (8'1" x 7'5")

With an end-of-property position, the kitchen benefits from an additional UPVC window to the side elevation, allowing natural light to enter the space.

Fully tiled with fitted base and wall cabinets with built-in oven and electric hob with extractor hood above. Space for fridge freezer.

Shower room

1.88m x 2.1m (6'2" x 6'11")

Boasting a fully tiled shower room with walk-in shower, hand wash basin with chrome mixer tap, an array of built-in storage units, vanity mirror, low flush WC with chrome, heated towel rail.

Installed extractor fan and heater, and additional handrail to aid.

Storage/Cloakroom

1.5m x 0.94m (4'11" x 3'1")

A spacious walk-in storage/cloakroom with motion sensor lighting. Ample space to store personal belongings and easily accessible.

In addition, the apartment benefits from a separate airing cupboard with shelving and houses the water tank.



Gardens & Parking

Residents benefit from access to a communal, maintained walled garden area. Mostly laid to lawn with borders and mature shrubs.

There is on-site residents' and visitors' parking available.

Location

Anlaby Common is a popular residential area within close proximity to coffee shops, convenience stores, restaurants, well-regarded schools and transport links. Situated 4 miles from the City Centre of Hull and nearby to the surrounding villages of Anlaby, Willerby and Hessle.

TENURE

The tenure of this property is Leasehold.

SERVICE CHARGE

£244,11pcm

£273.70pcm from April 2025

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property, then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy to Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that: -

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars, including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

FLOOR PLANS



