



FARDELLA
& BELL

19 Albion Court, Burnley
£88,950



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Burnley, Burnley

Council Tax band: A

Tenure: Leasehold

- Private Entrance with Residents & visitors
Private Parking
- Over 50's only
- Stones throw away from Scott Park
- Ground floor flat
- Two bedrooms



General Information

(Private Entrance with Residents & visitors Private Parking in courtyard via Prichard Street) 2 bedroom Retirement Apartment built in 1989. (Age 50 and over restricted occupation) LEASE: 125 Years from 1st January 1988. Current Ground Rent £111.00 increasing only by retail price index every 10 years, the next one being 2028. MONTHLY SERVICE CHARGE: Currently: £110.00 COVERING: Outside maintenance, Window Cleaning, TV Aerial, Gardening, Courtyard Lighting, Courtyard Repairs, Building Insurance, Care Call System and services of a dedicated Estate Manager. TRANSFER FEE: Payable when the buyer sells = ½% of their original purchase price for each year of ownership. PROPERTY ALL ELECTRIC – Consumer Unit newly fitted with up-to-date Electric Certificate.

Living Room

A well-proportioned living space featuring a fitted carpet for comfort underfoot, complemented by decorative coving and a central ceiling light point. Warmth is provided by a wall-mounted heater, while a classic wooden fireplace offers a charming focal point to the room.

Kitchen

Fitted with a range of wall and base units offering ample storage, the kitchen features an inset chrome sink with a chrome mixer tap and an integrated oven with induction hob. There is plumbing for a washing machine, space for a freestanding fridge freezer, a ceiling light point for illumination, and a uPVC door providing access to the rear of the property.

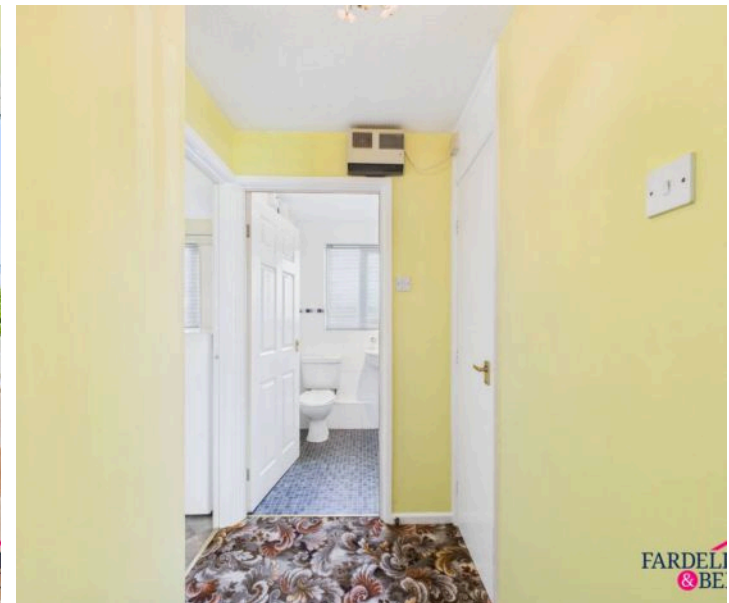
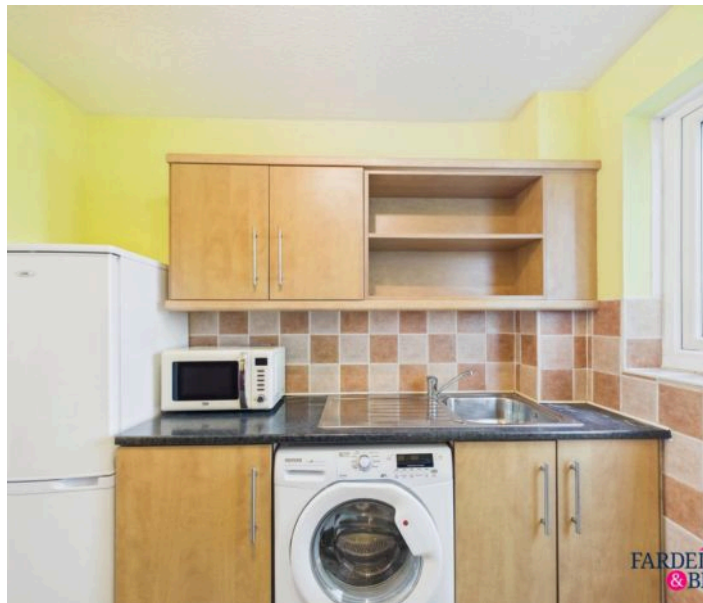
Hallway

Family Bathroom

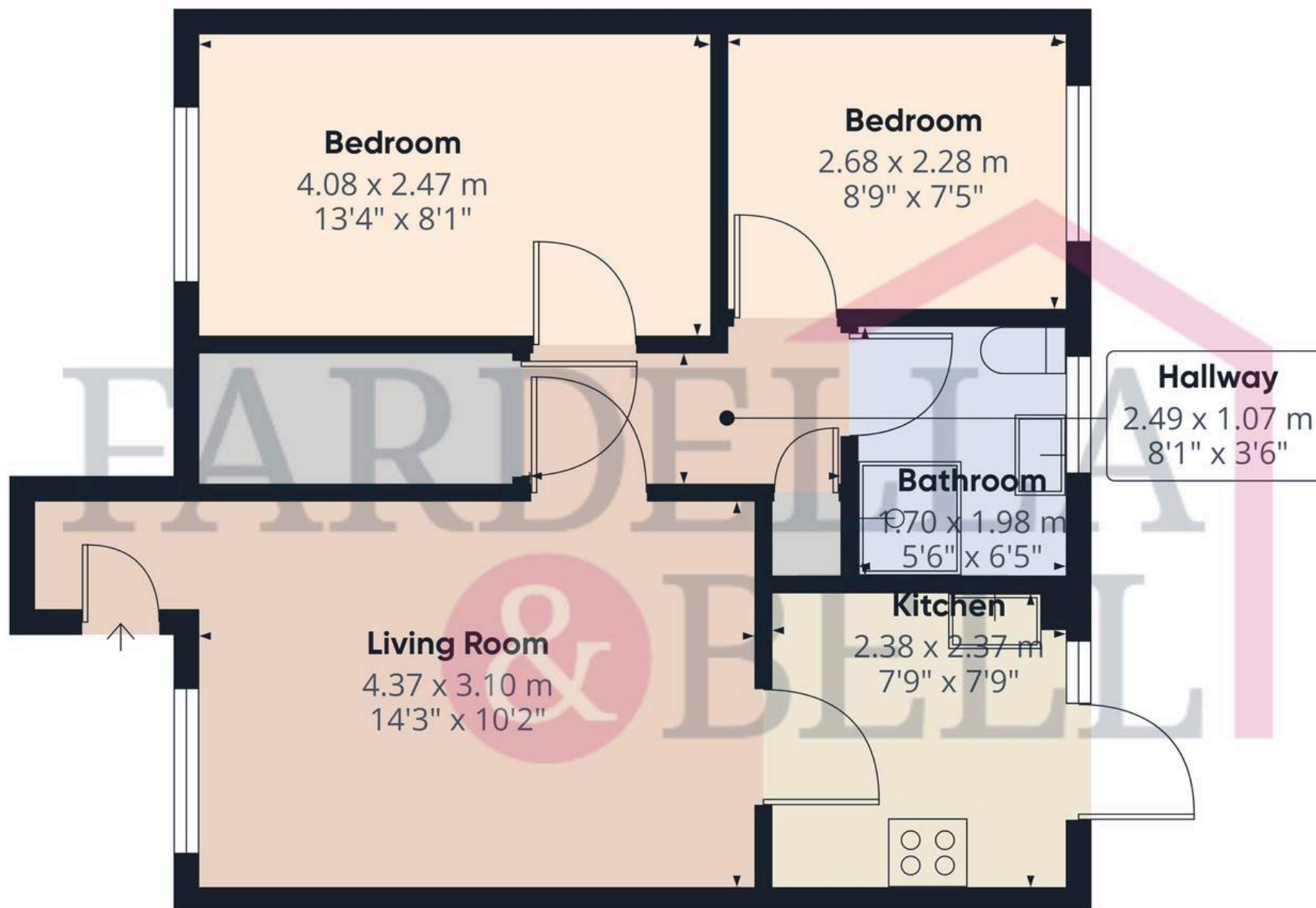
The bathroom features a frosted uPVC window for privacy and natural light, with partially tiled walls adding a clean, modern finish. It includes a push-button flush toilet, a pedestal sink with a chrome mixer tap, and a walk-in corner shower unit fitted with a chrome, mains-fed shower head.

Bedroom 1

A spacious and comfortable room featuring a fitted







Approximate total area⁽¹⁾

46.1 m²
496 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



GARDEN

OFF STREET

1 Parking Space





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