



**Albion Court, Anlaby Common HU4 7PL**

**Welcome to**

**Albion Court, Anlaby Common**

GUIDE PRICE £90,000 - £100,000

Lovely Apartment for the Over 55's on Anlaby Common with - Private Entrance Hall, Lounge, Fitted Kitchen, 2 Bedrooms & Shower Room! Call us now and book your viewing!



## Entrance Hall

With door to the front, electric heater, loft access and storage cupboard housing water tank.

## Lounge

10' 8" x 13' 8" ( 3.25m x 4.17m )

With double glazed window to the rear, electric fire with wooden surround, electric heater and coving to the ceiling.

## Kitchen

7' 2" x 7' 3" ( 2.18m x 2.21m )

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, freestanding cooker, dishwasher, fridge freezer, spot light points, cooker-hood and coving to the ceiling.

## Bedroom 1

9' x 16' to rear of wardrobes ( 2.74m x 4.88m to rear of wardrobes )

With double glazed window to the rear, electric heater, fitted wardrobes and coving to the ceiling.

## Bedroom 2

10' 8" x 9' 10" ( 3.25m x 3.00m )

With double glazed window to the rear and electric heater.

## Shower Room

Shower Room with shower cubicle, vanity wash hand basin, low level wc, extractor fan, towel style radiator, spot light points and coving to the ceiling.



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## Welcome to

### Albion Court, Anlaby Common

- GUIDE PRICE £90,000 - £100,000
- Over 55's Apartment On Anlaby Common
- 2 Bedrooms
- Excellent On Site Facilities
- Communal Gardens

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Apr 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£90,000 - £100,000**

### Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBY109563](https://www.williamhbrown.co.uk/Property/WBY109563)



Property Ref:  
WBY109563 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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