



SYMONDS + GREENHAM

Estate and Letting Agents



23 Albion Court, Hull, HU4 7PL

£110,000

Situated on the ever popular Albion Court in Anlaby Common, this superb two bedroom first floor apartment forms part of a highly regarded over 55s development, offering the perfect blend of independent living and a welcoming community atmosphere. Ideal for those looking to downsize, residents have the opportunity to enjoy an active social lifestyle or simply relax in peaceful surroundings.

The apartment is beautifully presented throughout and comprises an entrance hall, a spacious living room with dual aspect windows allowing an abundance of natural light, a modern fitted kitchen, contemporary shower room and two well proportioned bedrooms.

The development offers an excellent range of onsite facilities designed to enhance day to day living, including two communal lounges hosting a variety of monthly social activities, a communal kitchen, hobbies room, onsite hairdresser, laundry room, attractive communal gardens, onsite carpark and a guest suite available to book for visiting family and friends.

For additional peace of mind, residents benefit from a daily onsite estate manager, a 24 hour Lifeline emergency call service, pull cords throughout the apartment and personal emergency call lanyards.

This fantastic apartment provides a safe, comfortable and sociable environment, all within easy reach of Anlaby Common's local amenities and transport links, making it an excellent choice for those seeking a relaxed and independent lifestyle.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

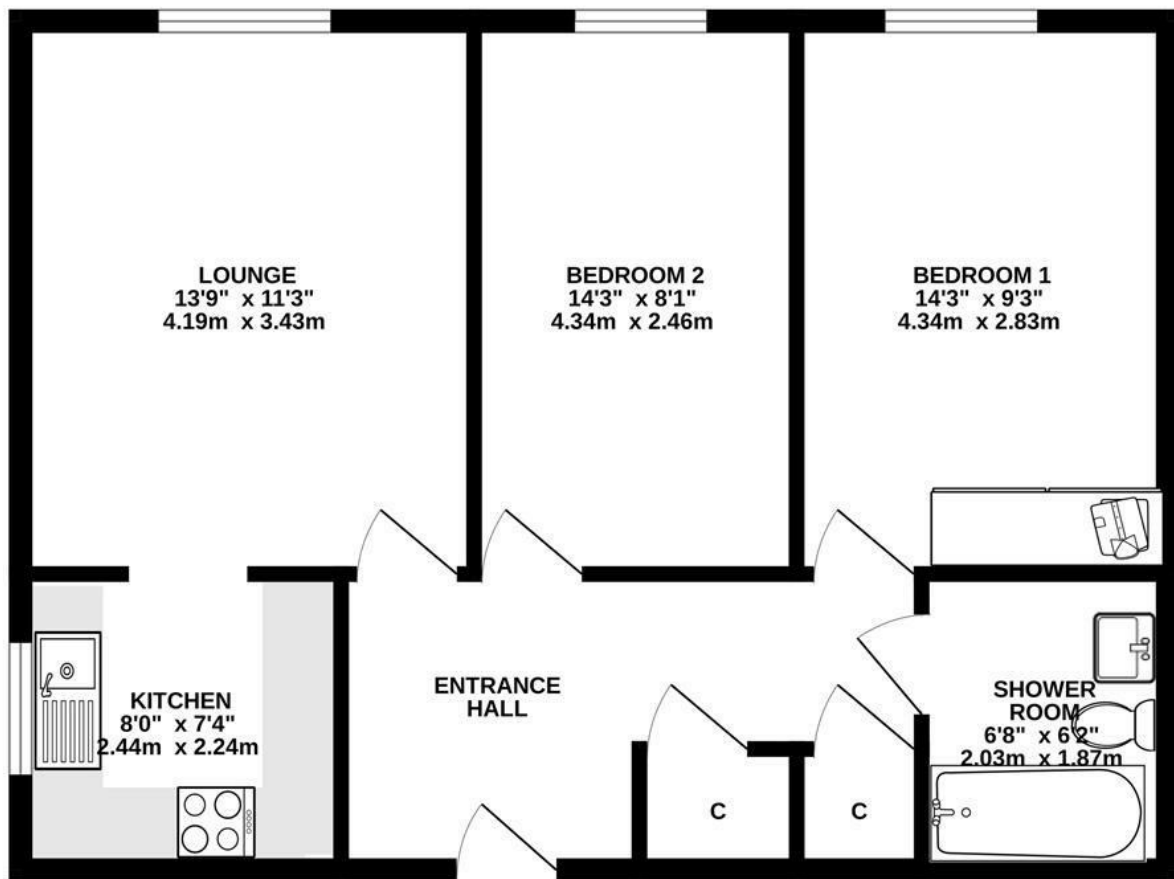
Symonds + Greenham have been informed that this property is Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR 638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	