



Albion Court Albion Street, Oadby Leicester LE2 5DA

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welcome to

Albion Court Albion Street, Oadby Leicester

Located in the heart of Oadby with it's great amenities is this over 60's first floor apartment. The property is available with no chain so ready for the offers to come in. Accommodation comprises entrance staircase to the landing, lounge, kitchen, two bedrooms and bathroom. See you soon.

Landing

Accessed via glazed timber door with feature iron works, ceiling light point, hatch to the attic and timber doors to rooms.

completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Lounge

With ceiling light point, dual aspect double glazed windows to both side and front elevations with one box window, feature fireplace and radiator.

Kitchen

Ceiling light point, double glazed window to the rear, fitted wall and base units with integrated cooker and space for a fridge freezer and dishwasher, roll edge worktops with four ring hob and stainless steel sink and drainer, radiator and laminate flooring.

Bedroom 1

Ceiling light point, double glazed window to the front with views over the communal spaces, fitted wardrobes and a radiator.

Bedroom 2

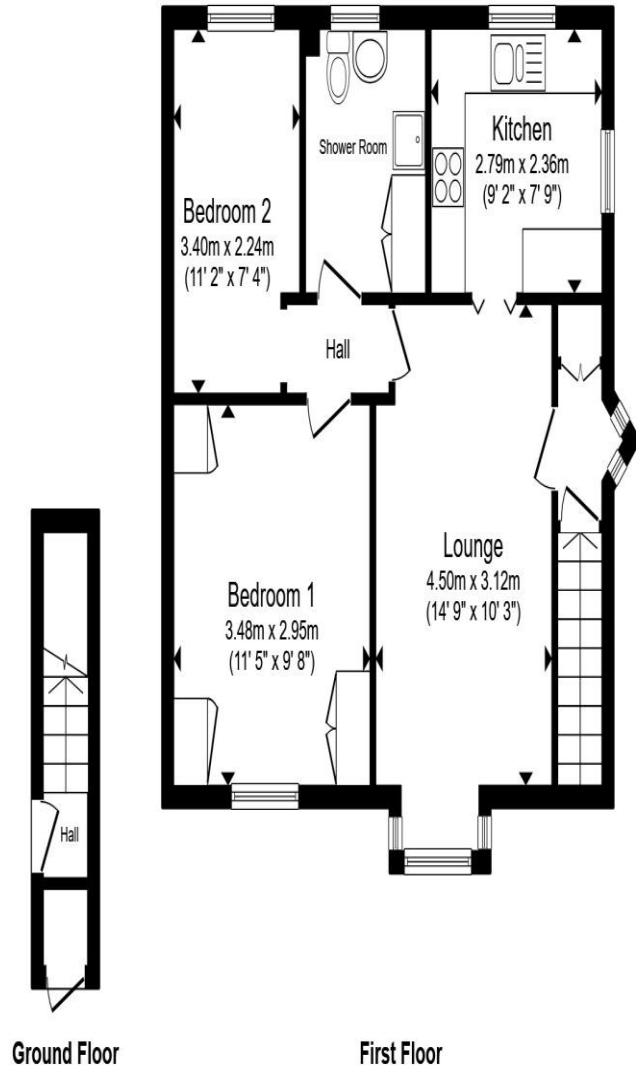
Ceiling light point, double glazed window to the rear with views of the St Peter's Church, fitted storage and a radiator.

Additional

Outside there is a lockable storage cupboard, allocated parking and attractive communal spaces.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been



Total floor area 57.8 m² (622 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown



welcome to

**Albion Court Albion Street,
Oadby Leicester**

- Over 60's Apartment
- Lounge & Kitchen
- Two Bedrooms & Bathroom
- Great Location in the heart of Oadby
- No Upper Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1236.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Dec 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



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Property Ref:
OAD108965 - 0003

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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0116 271 9671



oadby@williamhbrown.co.uk



42 The Parade, Oadby, LEICESTER,
Leicestershire, LE2 5BF



williamhbrown.co.uk