Whitakers
Estate Agents









45 Albion Court, Hull, HU4 7PL

£92,000

** NO ONWARD CHAIN **

This neatly presented second floor apartment is situated within Albion Court, a much sought after over 55's development in Anlaby Common that is conveniently placed to take advantage of a range of local amenities and transport links.

To access the building, the resident enters through a secure communal entrance and uses the elevator or stairwell to reach the second floor.

Upon entering the apartment, the occupier is greeted by a wide private hallway that incorporates ample storage, and follows to : a spacious lounge with French doors to the kitchen, two fitted double bedrooms, and a shower room.

The development has a wide range of amenities in-house such as laundry room, dining room and residents lounge just to name a few and also benefits from onsite residents parking.

The accommodation comprises

Hall



Private entrance door, electric storage heater, two built-in storage cupboards, and laminate flooring. Leading to :

Lounge 17'3" x 10'6" (5.27 x 3.22)



UPVC double glazed window, electric storage heater, electric fireplace with marbled inset / hearth and decorative wooden surround, and laminate flooring.

Kitchen 7'11" x 7'3" (2.42 x 2.23)



Laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and hob with extractor hood above.

Bedroom one 14'3" x 9'3" (4.36 x 2.84)





UPVC double glazed window, electric storage heater, fitted wardrobes, and laminate flooring.

Bedroom two 14'3" x 8'6" (4.36 x 2.60)



UPVC double glazed window, electric storage heater, fitted wardrobes, and laminate flooring.

Shower room



Central heating radiator, wall mounted mirrored cupboard, and mostly tiled to splashback areas with cushioned tile effect flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

External




There are pleasant communal gardens along with residents off street parking.

Tenure

The property is held under Leasehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - ANL002045000
Council Tax band - C

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 13 Mbps / Ultrafast 1000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Service Charge

There is a service charge of approx. £271.10 per month

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

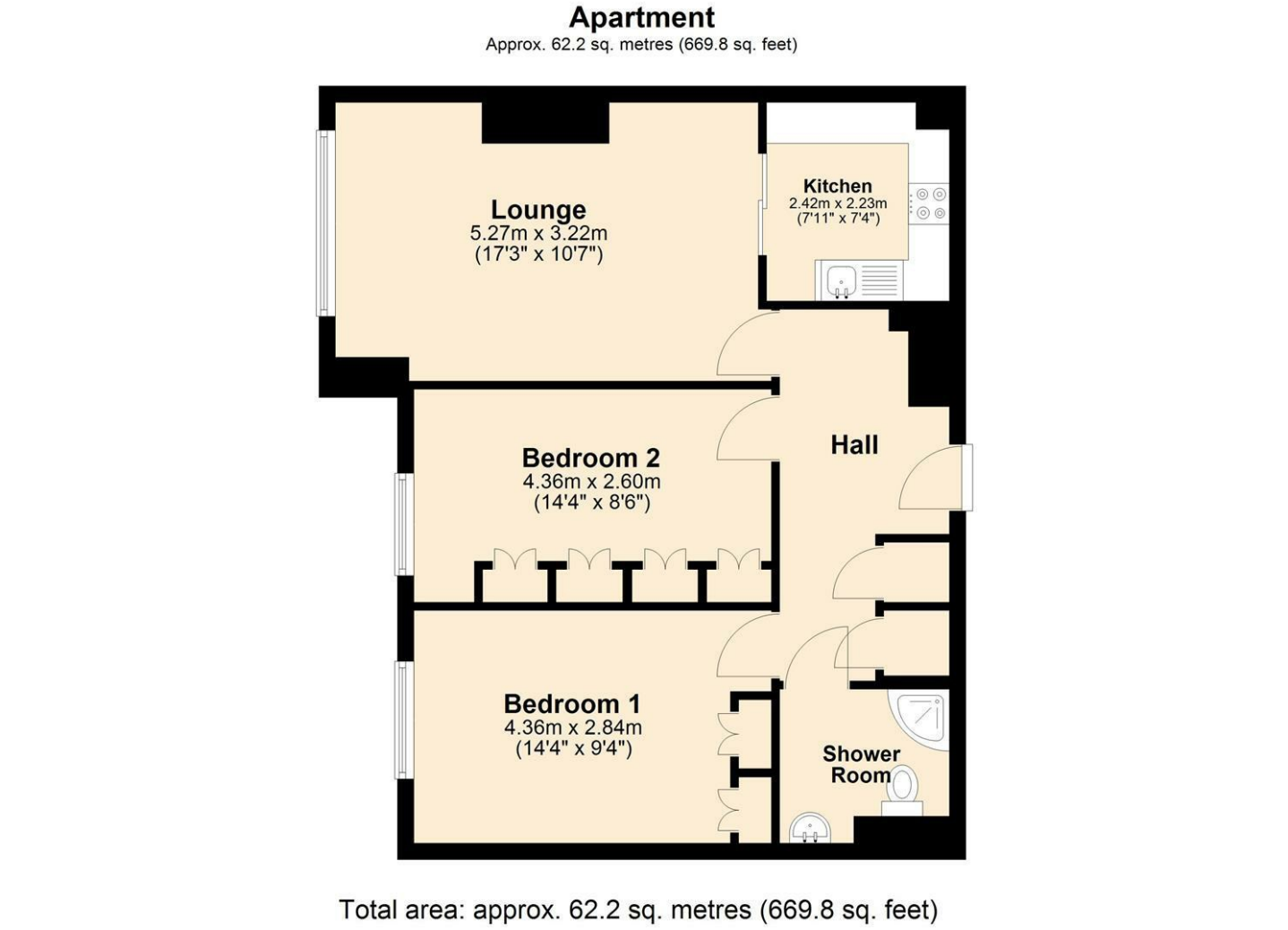
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

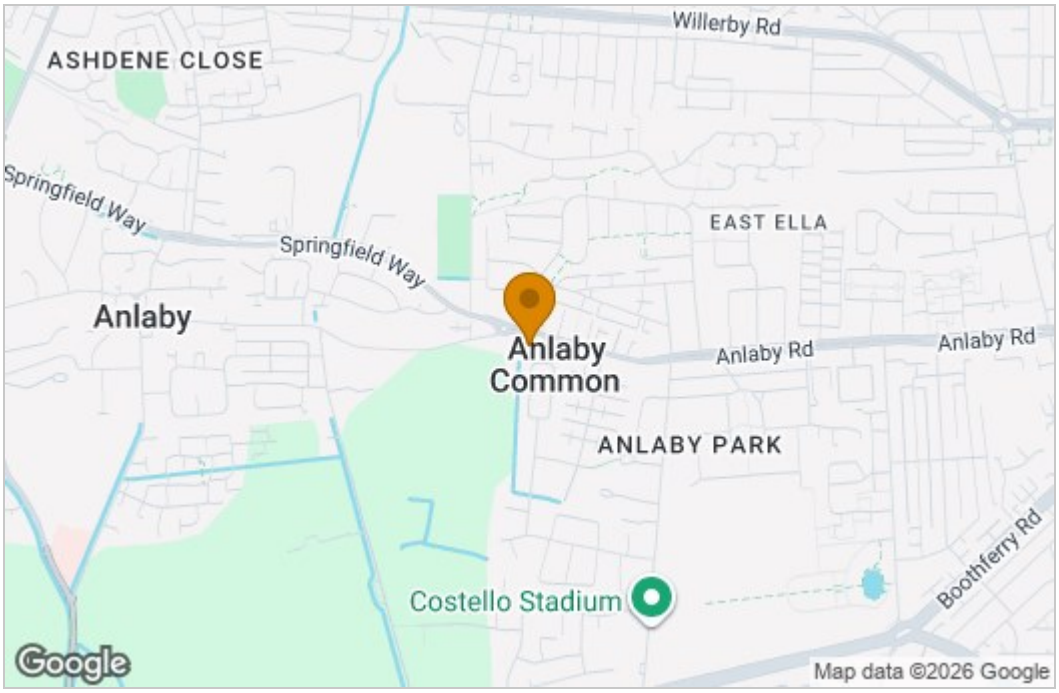
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

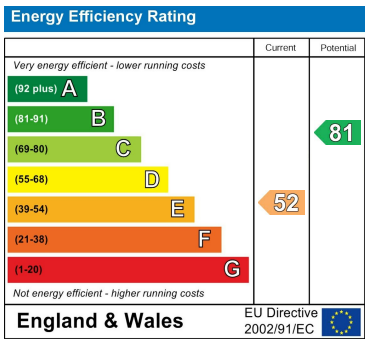


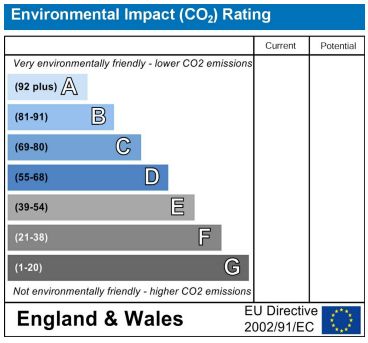
Total area: approx. 62.2 sq. metres (669.8 sq. feet)

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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