





Albion Court, Anlaby Common HULL HU4 7PL

william h brown

welcome to

Albion Court, Anlaby Common HULL

Situated within a highly regarded over 55's development, this beautifully presented two bedroom top floor apartment offers comfortable, low-maintenance living in a peaceful and friendly setting.



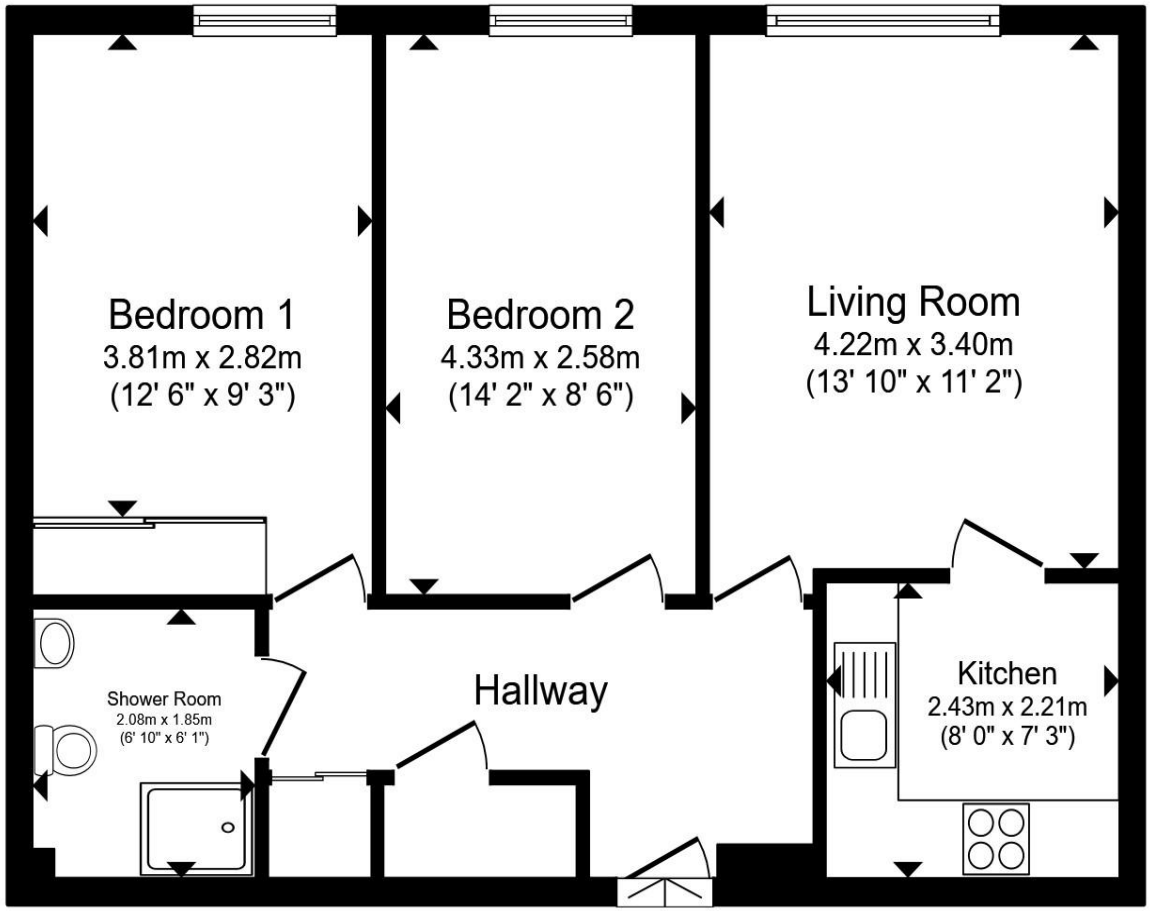












Entrance Hall

Lounge

Kitchen

Bedroom 1

Bedroom 2

Wet Room

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 58.6 m² (631 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

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- TWO BEDROOM TOP FLOOR APARTMENT
- OVER 55'S DEVELOPMENT
- BEAUTIFULLY PRESENTED
- WELL MAINTAINED COMMUNAL AREAS
- SPACIOUS ACCOMMODATION

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 3489.48
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Nov 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

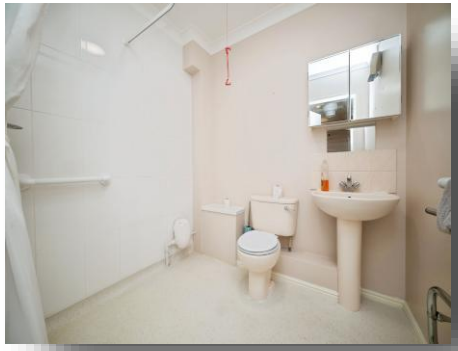
guide price

£100,000

directions to this property:

See below map for property location, for more information on the local area please contact your 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/WBY111621

The Property Ombudsman

Property Ref:
WBY111621 - 0002

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.

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