



Albion Court, Hull, HU4 7PL  
Asking Price £95,000

Philip  
**Bannister**  
Estate & Letting Agents




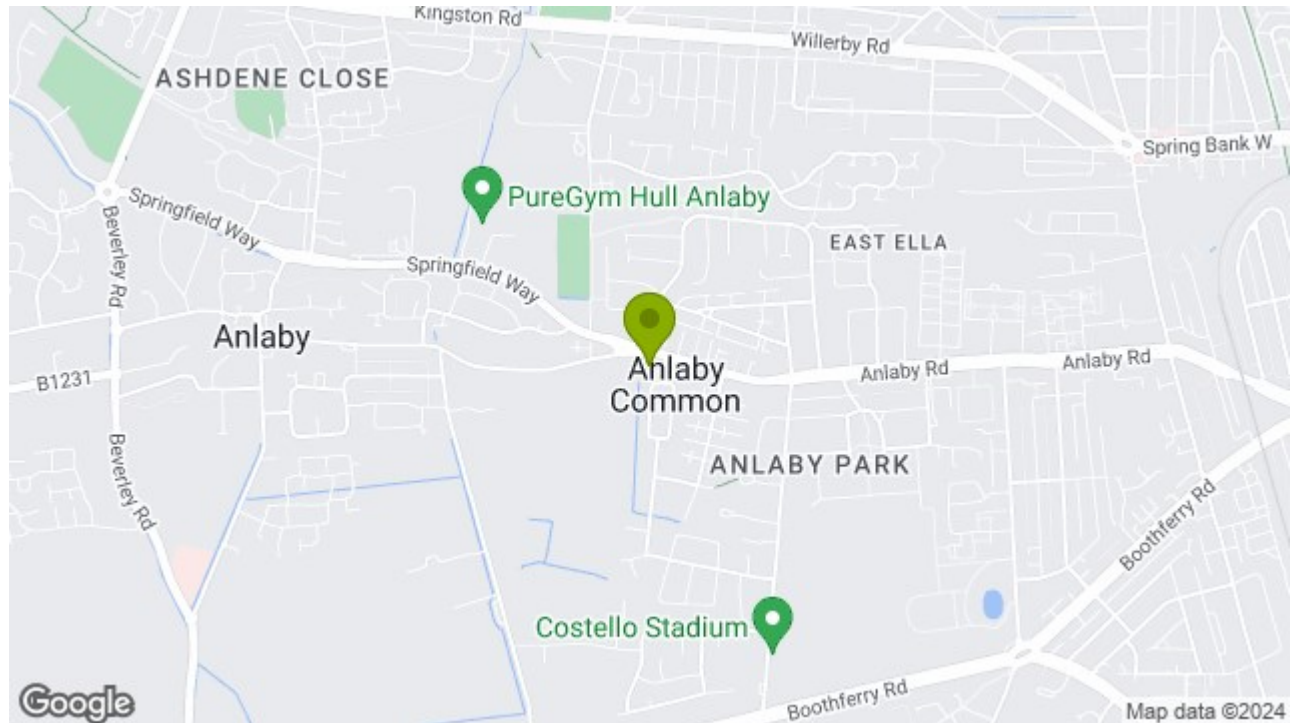
# Albion Court, Hull, HU4 7PL

## Key Features

- Over 55s complex With Excellent Facilities
- One Bedroom Ground Floor Flat
- Communal & Private Entrance Halls
- Lounge, Dining Area, Kitchen
- Bedroom (fitted) & Shower Room
- Communal Gardens & Off Street Residents Parking
- No Chain Involved
- EPC - C

Enjoying a prime position on the ground floor overlooking the communal garden and having its own French door this well presented over 55's apartment is offered to the market with no chain! Having uPVC double glazing and electric heaters the accommodation comprises: entrance hallway with storage cupboard, lounge/dining room with fireplace and French door and having the kitchen off. The master bedrooms has fitted wardrobes and there is a modern shower room. Residents can enjoy the amenities within the development with various social events, a house manager and communal lounge. There is a laundry room within the building and car park. Viewing is a must to appreciate what a lovely feel this apartment has to offer!

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		







## ANLABY COMMON

Ideally located close to local amenities including library, park & tennis courts and is ideally positioned to the West of the City for shops, schools and public transportation. Good road connections are easily accessed to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

## COMMUNAL AREAS

Offering a delightful development of Apartments that can be purchased by those over the age of 55. With the development itself boasting a range of impressive facilities including a modern furnished residence, day room and sitting room providing an ideal place for meeting other residents and for activities. With a separate kitchen and laundry area. Also featured within the development is a lift to both first and second floor levels and separate staircase with individual access to the apartments provided via a range of corridor networks.

## COMMUNAL ENTRANCE HALL

with security intercom system

## PRIVATE ENTRANCE HALL

private entrance door from the communal hall. Wall mounted Economy 7 heater, 2 storage cupboards.

## LOUNGE/DINING AREA

18'9 x 11'9 (5.72m x 3.58m)

with double glazed window and door to the rear elevation, feature fireplace, economy 7 heater

## KITCHEN

5'3 x 8'6 (1.60m x 2.59m)

with a range of base and wall unit, drawers, laminate work surfaces, sink unit, electric oven and hob, extractor hood, splash back tiling and vinyl floor covering.

## BEDROOM

9' x 14'2 (2.74m x 4.32m)

with a double glazed window to the rear elevation with built in wardrobes and economy 7 heater.

## SHOWER ROOM

8'7 x 6'9 (2.62m x 2.06m)

with a three piece white suite, comprising large walk in shower, wash hand basin in vanity, w.c., heated towel rail, inset lights and xpelair.

## EXTERNAL

Outside are communal gardens and parking.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

SECURITY - The property has the benefit of an intercom security system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire/ Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by

inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100

## TENURE.

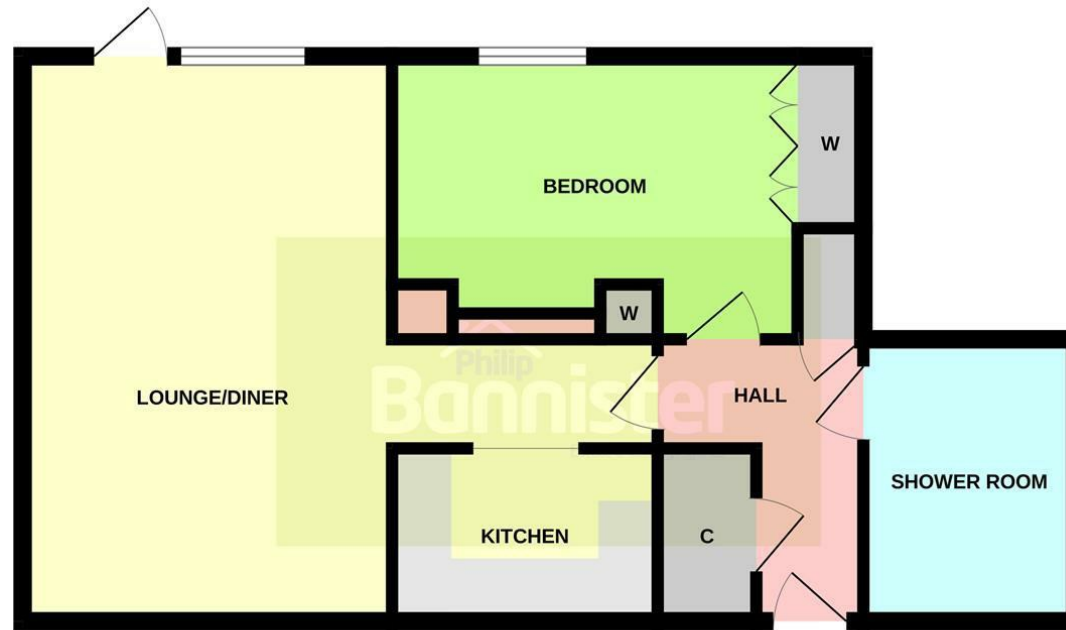
We understand that the property is Leasehold- The property is leasehold with the following information having been provided by the vendor. The lease commenced in 1994 for a period of 125 years and the current service charges are £221.80 pcm. This information should be verified by your legal representative and for any further details please contact our sales team







# GROUND FLOOR



ALBION COURT, ANLABY

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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