



QUICK&CLARKE

The Property Specialists

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54 Albion Court, Hull HU4 7PL
£110,000

- Over 55s development
- Second floor apartment
- Well presented throughout
- No forward chain
- Two bedrooms
- Modern kitchen
- Modern shower room
- Residents' car park and communal gardens
- Viewing a must
- EPC Rating: C

Located in this popular residential area in the heart of Anlaby Common and therefore within easy reach of the local amenities and facilities, we are delighted to offer to the market this well presented, second floor apartment. Overlooking the rear car park so therefore enjoying privacy, the accommodation enjoys uPVC double glazing and electric heating, entrance hallway with storage cupboard, spacious lounge/dining room with modern fireplace, modern fitted kitchen with built-in appliances, two bedrooms, one of which is fitted, and a superb, newly fitted shower room. The development benefits from communal gardens which are managed under the maintenance agreement. Residents also have the use of the car park on a 'first come first served' basis. The development also offers a communal lounge for residents, recreation reception area, communal kitchen, hobby room, laundry and a pre-bookable guest room for overnight visitors. There is a part time House Manager, and stairs and a lift provide access to all floors. Offered with no forward chain and simply ready to move into, viewing is a must.

LOCATION

The property is situated in a popular residential locality within walking distance of a good range of shopping and other facilities in Anlaby centre and also being convenient for local schooling.

THE ACCOMMODATION COMPRISES

A door leads into:

ENTRANCE HALL

Fitted storage cupboard.

LOUNGE/DINING ROOM

18'4" x 12'6" decreasing to 9'6" (5.59m x 3.81m decreasing to 2.90m)
uPVC double glazed window and Adam style fire surround with electric fire point.

KITCHEN

9'8" x 5'11" (2.95m x 1.80m)
uPVC double glazed window to the rear elevation, modern fitted base and wall units with contrasting work surfaces and coordinating tiled splashbacks, space for fridge freezer under wall unit, ceramic hob with extrctor above and eye level single electric oven, stainless steel sink unit with drainer and mixer tap.

BEDROOM 1

14'9" to wardrobes x 8'7" (4.50m to wardrobes x 2.62m)
uPVC double glazed window to the rear elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

12'9" x 8'7" maximum (3.89m x 2.62m maximum)
uPVC double glazed window to the rear elevation.

SHOWER ROOM

6'11" x 5'7" (2.11m x 1.70m)
Modern three piece suite in white comprising fully tiled walls with decorative border tiles, Dimplex heater, extractor, walk-in shower cubicle with thermostatic shower, low leerl w.c., pedestal wash hand basin, shaver socket and heated towel rail.

OUTSIDE

There are communal gardens which are maintained under the maintenance agreement and residents' car parking facilities available on a 'first come first served' basis with space for visitors.

SERVICES

Mains water, electric and drainage are available or connected to the property.

CENTRAL HEATING

The property benefits from an electric central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor). We are advised that the Lease commenced in 1994 for a period of 125 years. The current Management fee is £228.34 per calendar month and in addition to all the building/service it also includes water usage/rates, window cleaning, Life Line service (wearable lanyard) and an element of insurance. Confirmation of this should all be obtained from the vendor's Solicitor.

AGENT'S NOTE

Buyers are permitted to take their existing pets into the apartment. however they are not allowed to obtain new pets once in residence. Sub-letting is allowed.

The development has a communal lounge, recreation reception area, communal kitchen, hobby room and laundry. A pre-bookable guest room is available for any overnight visitors visiting the residents within the apartment.

COUNCIL TAX

The Council Tax Band for this property is Band C.

VIEWING

Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

While 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 operating efficiency can be given. Made with Metaplan 02/03