



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Albers Court

Ladysmith Road, HA3 5AE

- One bedroom
- Modern apartment
- Open plan living
- Video entry phone

Asking Price Of £240,000

EPC Rating '87'





Property Description

A well presented ONE BEDROOM second floor purpose built apartment located within a quiet housing complex, with access to well maintained communal gardens.

The property is well located for access to local amenities and transport links into London (fast trains to Euston from 13 minutes and London underground) and the north.

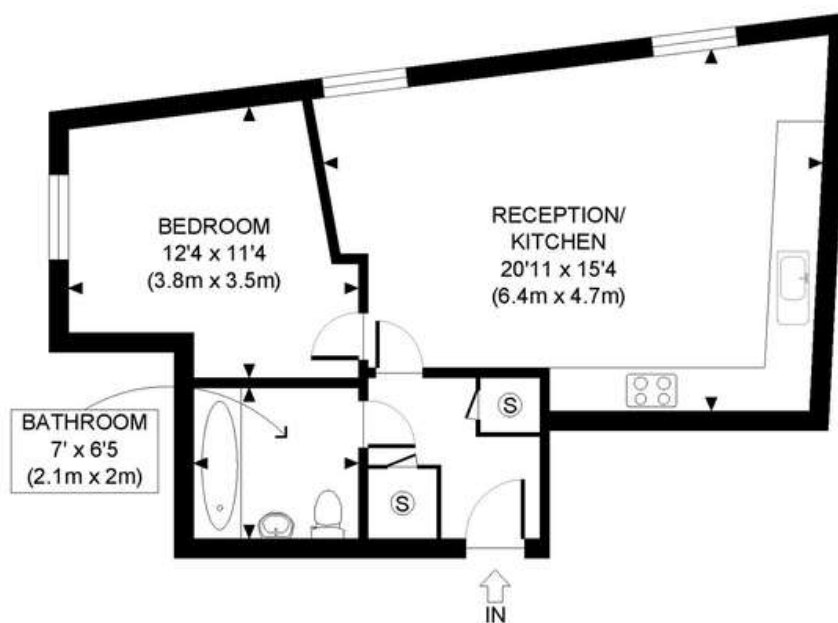
The property comprises; a spacious open plan reception room and kitchen fitted with a fridge/freezer, dishwasher, electric hob and oven, a modern bathroom with bath and overhead shower, a spacious bedroom with wardrobe and a separate unit housing the washing machine/tumble dryer.

Further benefits include a LONG LEASE (147 years), an EPC RATING OF B, and secure bike/buggy store.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 508 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 508 SQ FT/ 47 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements