



9 Albion Court

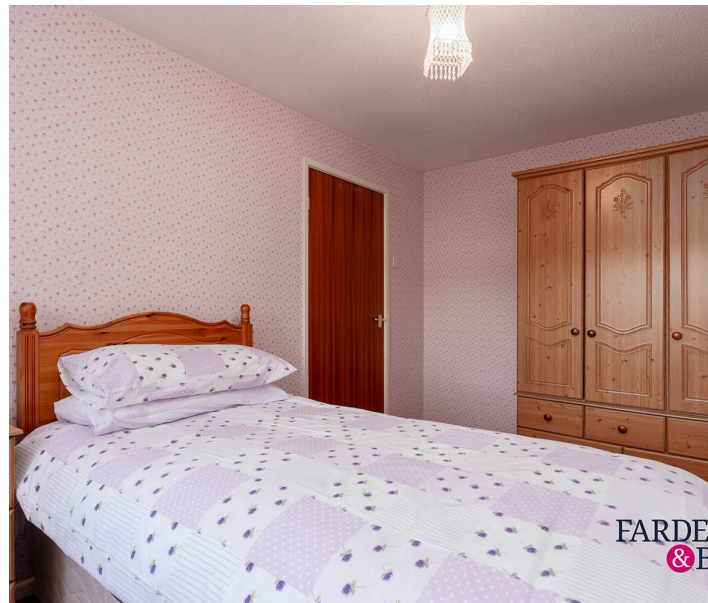
Burnley, Burnley

Council Tax band: A

Tenure: Leasehold - 125 year lease with 88 years remaining

£111 annual ground rent

- Off-road parking
- Garden access (from kitchen)
- Modern walk-in shower
- uPVC double glazing
- Private entrance
- Ground floor flat
- Over 50's only
- Close to Scott park
- Leasehold Flat



Overall property description

This ground floor flat benefits from uPVC double glazing throughout and electric heating. The accommodation comprises a bright living room with an electric fire, one double bedroom and one single bedroom, both with fitted carpets. The kitchen features partially tiled walls, a range of wall and base units, space for a fridge freezer and washing machine, and access to the rear garden. The shower room includes a walk-in electric shower, push-button WC, and a frosted window.

Living Room

10' 2" x 18' 8" (3.10m x 5.70m)

Kitchen

7' 10" x 7' 10" (2.40m x 2.40m)

Bedroom 1

8' 2" x 13' 5" (2.50m x 4.10m)

Bedroom 2

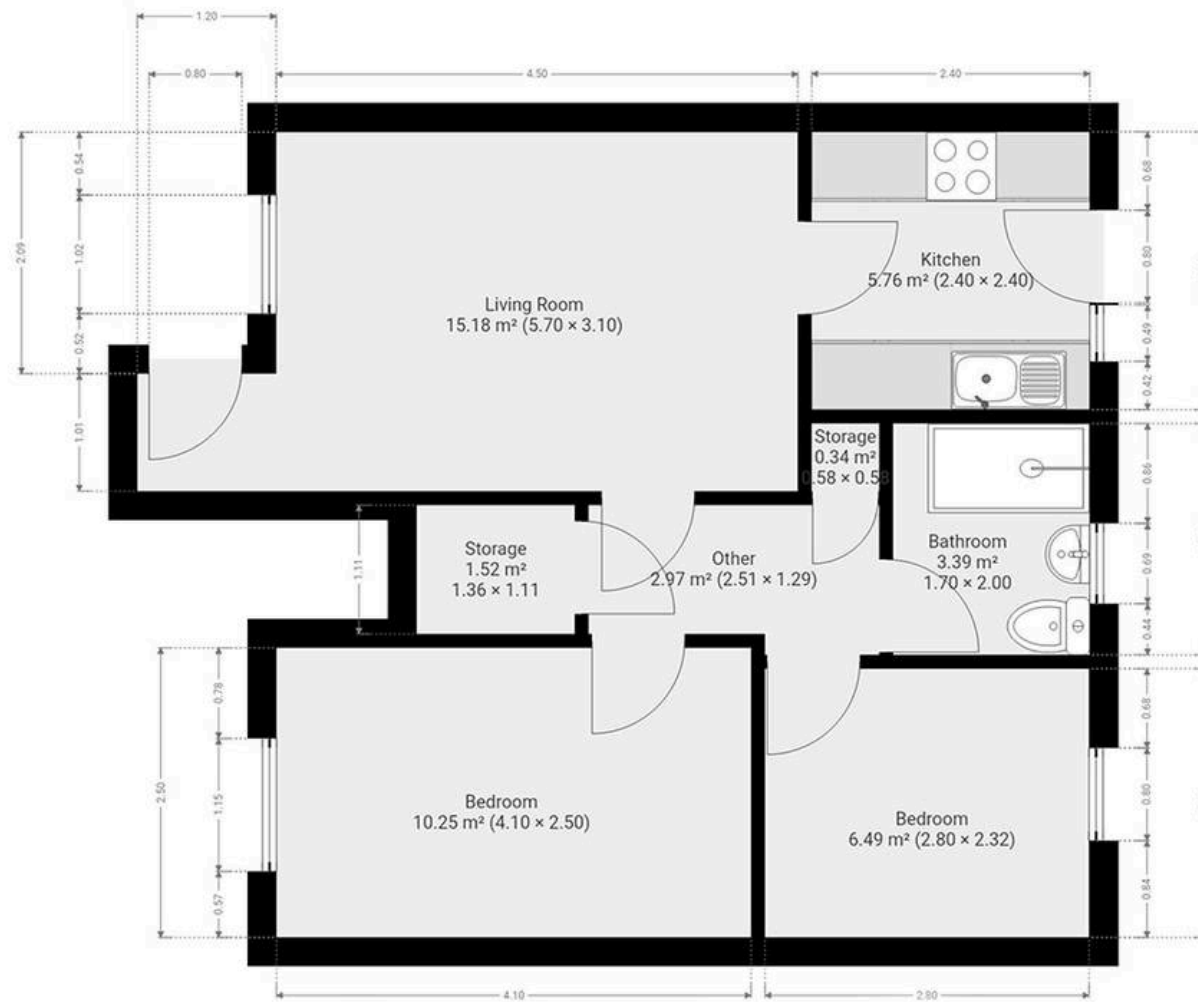
7' 7" x 9' 2" (2.32m x 2.80m)

Bathroom

5' 7" x 6' 7" (1.70m x 2.00m)

Storage





Total Property Area: approx - 45.9 Sq Meters (494.06 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area 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.



FRONT GARDEN

Laid to lawn area to the front of the property and also steps leading to the front door with a grab rail.

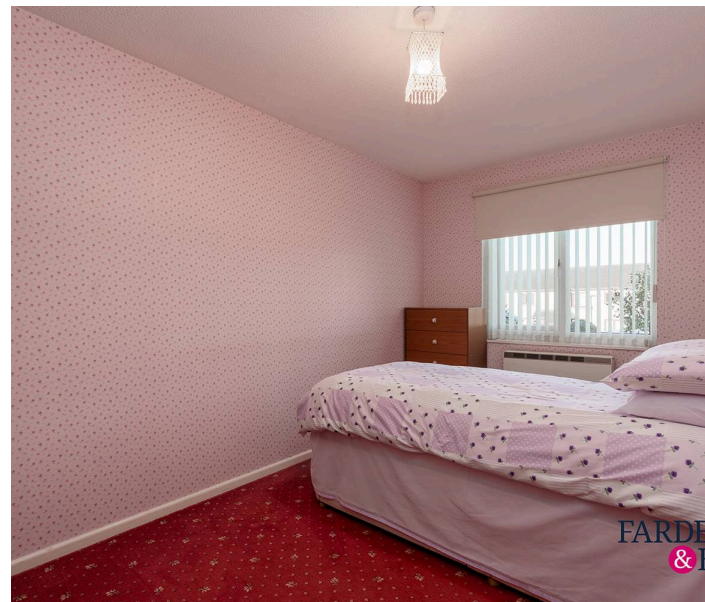
REAR GARDEN

Two steps leading to patio area for sitting and laid to lawn area also.

ALLOCATED PARKING

1 Parking Space

Parking space to the front of the property





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