

£96,000
Leasehold



Albion Place

THOMAS CONNOLLY
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Summary of Property

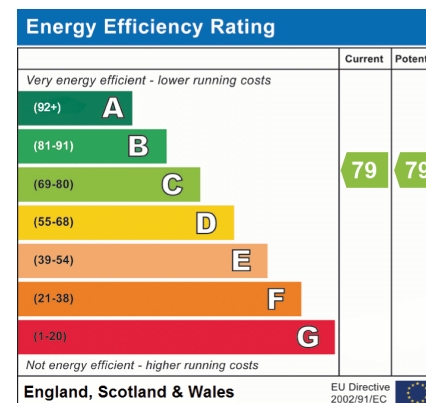
Thomas Connolly Estate Agents are pleased to present this delightful 40% shared-ownership, two-bedroom, top-floor apartment located in the highly sought-after area of Campbell Park. Ideal for first-time buyers, this property offers a cosy, low-maintenance living space. Conveniently situated near a variety of local amenities, including restaurants, shopping centres, and excellent transport links, it presents an excellent opportunity to step onto the property ladder.

Upon entering this property, you'll find an inviting entrance hall leading to a kitchen-diner & spacious sitting room opening onto a balcony, providing an ideal space to relax and enjoy the outdoors. The property features two generously sized double bedrooms and a thoughtfully designed family bathroom. Additional benefits include secure underground parking for one vehicle, double glazing, gas-to-radiator heating, intercom entry system, access to a communal courtyard & rooftop terrace, and energy-efficient solar panels.

Please note Service charge £415pcm and rent of £377pcm. There are 107 years remaining on the lease.

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

If you are thinking of buying, selling, renting or require mortgage advice, please do not hesitate to contact us to see how we can help you.



Room Descriptions

TOP FLOOR ENTRANCE HALL

SITTING ROOM;/KITCHEN

11' 7" x 16' 5" (3.53m x 5.00m)

BALCONY OFF THE SITTING ROOM

4' 3" x 14' 4" (1.30m x 4.37m)

BEDROOM ONE

14' 4" x 8' 6" (4.37m x 2.59m)

BALCONY OFF BEDROOM ONE

BEDROOM TWO

15' 3" x 8' 6" (4.65m x 2.59m)

BATHROOM

6' 2" x 7' 9" (1.88m x 2.36m)

OFF ROAD PARKING FOR ONE CAR

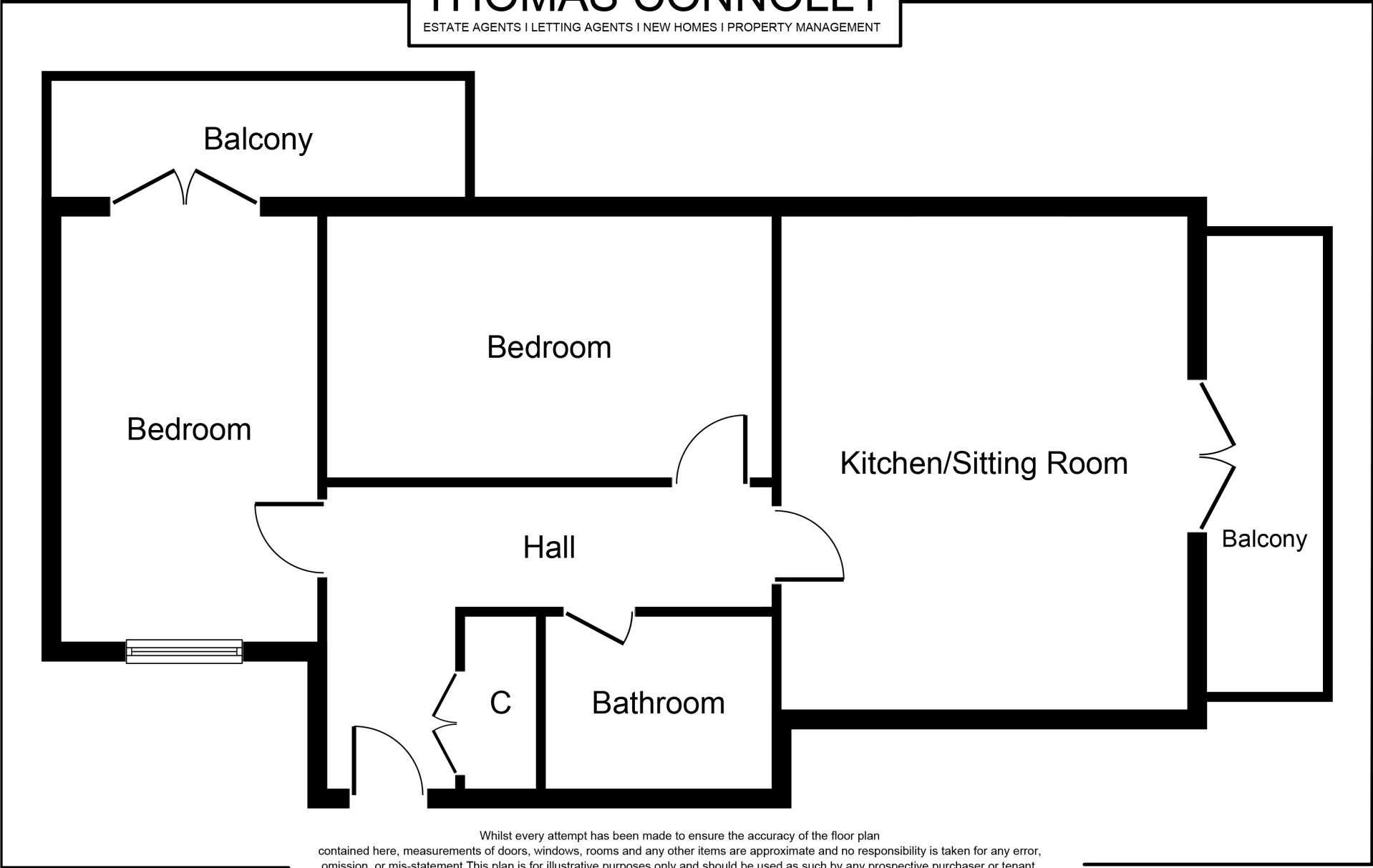
PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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