

## 2 Bedroom Flat

Perth Street, HULL, HU5 3NZ

£625 per month



- SUPERB GROUND FLOOR APARTMENT • OPEN PLAN LOUNGE/KITCHEN • 2 BEDROOMS • SECURED PRIVATE PARKING TO REAR • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • AVAILABLE IMMEDIATELY • SUBJECT TO SATISFACTORY REFERENCES





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A superb purpose built apartment within a small block of similar apartments.

The apartments are bright and spacious, with a tasteful contemporary finish and comprises of open plan lounge/kitchen with modern fitted kitchen to include integrated appliances, 2 bedrooms and a bathroom with a 3-piece suite.

All apartments have the benefit of secure allocated car parking with gated entry.

Immediate availability, subject to satisfactory references.

High Speed Internet available at an additional cost of £20 per month.

## Location

The apartment block couldn't be better placed for access to all amenities, much needed for day-to-day living, all within walking distance.

There is a great choice of shops and supermarkets, with regular public transport connections, a doctor's surgery, a post office and library.

Hull city centre is just a short commute from the property.

## Property Description

### Ground Floor

**Ground Floor** - Communal entrance hall leads through to entrance door leading through to:

**Private Entrance Hall** - Security alarm system. Intercom entry system. Radiator. Double glazed opaque window.

**Open Plan Lounge/Breakfast Kitchen** - 16' 11" x 11' 2" (5.18m x 3.42m) to extremes

Double glazed windows. Range of 'Wren' matching base, drawer and wall mounted units. Coordinating fine granite effect high gloss roll edge laminate work surfaces housing hob, built in oven beneath. Further work surfaces housing stainless steel single drainer sink unit with mixer tap over. Wall mounted gas central heating boiler. Extractor fan. Radiator.

**Bedroom 1** - 11' 1" x 10' 2" (3.39m x 3.12m) to extremes  
Double glazed window. Radiator.

**Bedroom 2** - 11' 11" x 8' 11" (3.65m x 2.74m) to extremes  
Double glazed window. Radiator.

**Bathroom** - White 3 piece suite comprising panel bath. Matching pedestal wash hand basin. Low flush suite WC. Chrome shower over bath. Chrome fittings to sanitary ware. Contrasting tiled surround. Built in storage cupboards. Radiator.

### Exterior

**Rear Courtyard** - Secured gated parking space to rear courtyard.

Council tax band: A

Rental Deposit: £720



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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