

## Flat

Maplewood Avenue, HULL, HU5 5YF

£395 per month



- SUPERB STUDIO APARTMENT • COMMUNAL ENTRANCE HALL • FITTED KITCHEN • OFF ROAD PARKING • DOUBLE GLAZING





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The accommodation has a modern interior design and is presented to a high standard. The accommodation briefly comprises of a communal entrance hall private entrance door leading to a pleasant studio/lounge with a stone pebble effect focal point fire. The kitchen is fitted with a modern range of units which are further complimented with coordinating fixtures and fittings and useful additional extras - a washer dryer, fridge freezer, oven, hob and extractor fan are all built in. There is a shower room with coordinating fixtures and fittings.

The building is set within a communal lawned grounds with an off road parking space.

Additionally the property further benefits from double glazing.



## Location

A superb studio apartment - ideally located within this desirable Maplewood development. Maplewood Avenue is considered to be a desirable and appealing residential area. The area is well known for its wealth of amenities - all within a convenient proximity to the property. There are easily accessed shopping centres along Willerby Road, and within Anlaby Village and Willerby Shopping Park. Regular public transport links provide good connections to the city centre and outlying areas. For those who enjoy socialising, nights out etc. there are many well visited restaurants, public houses and cafe bars nearby.

## Property Description

### Ground Floor

**Ground Floor** - Communal entrance door which leads through to

**Entrance Hall** - Stairs off to first floor.

### First Floor

**First Floor** - Door through to:

**Studio Lounge** - 14' 6" x 8' 7" (4.44m x 2.64m) to extremes x to extremes

Double glazed window with aspect over the communal garden areas. Focal point. Stone pebble effect fire and laminate flooring.

**Kitchen** - 8' 7" x 6' 0" (2.62m x 1.83m) to extremes x to extremes

Double glazed window with aspect over the communal garden areas. Range of fitted base, drawer and wall mounted units with stainless steel handle detail. Wall mounted wine rack. Roll edge laminate work surface housing hob, built in stainless steel funnel hood extractor fan over and built in oven beneath. Integrated washer/dryer. Integrated fridge freezer. Built in one and half bowl single drainer sink unit with mixer tap over. Contrasting tiled surround. Built in storage cupboard with shelving.

**(leading off from the lounge)** - Deep storage space for a wardrobe or cloaks area.

**Shower Room** - With a 3-piece suite comprising of a separate shower enclosure. Pedestal wash hand basin.



Low flush suite WC. Triton shower within the shower enclosure. Contrasting tiled surround with mosaic effect tiled detail inset. Extractor fan. Chrome fittings to the sanitary ware.

Exterior

Communal Gardens - With an off road parking space.

Council tax band: A  
Rental Deposit: £455

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



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