

## 2 Bedroom Apartment

Rosedale Mansions, Hull, HU3 2TE

£74,950



- SUPERB LUXURY APARTMENT • FULLY FURNISHED • WELL EQUIPPED MODERN KITCHEN • INTEGRATED KITCHEN APPLIANCES • 2 BEDROOMS • MODERN BATHROOM • DESIGNATED PARKING SPACE • VACANT POSSESSION ON COMPLETION • NO CHAIN INVOLVED





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A superior two storey apartment perfectly located within an old school house renovation.

Rosedale Mansions has been the subject of a tasteful conversion with quality apartments and flats, with coded entry.

The apartment block has a large reception hall, an office and a Management Team house.

This superb apartment is to be sold fully furnished and briefly comprises of an entrance hall which extends through to a pleasant, bright and spacious lounge, with a tasteful, contemporary finish.

The well equipped kitchen has an attractive range of fitted units, which are further complemented with integrated appliances and coordinating fixtures and fittings.

To the first floor are two aesthetically pleasing bedrooms.

The bathroom has a modern white suite.

Outside to the rear is a spacious car park, which may be accessed via the Reception.

Additionally, the apartment further benefits from double glazing and an electric heating system.



## Location

The building and apartment are presented to a high standard and perfectly placed for all local amenities. There are busy local shopping centres, however for a more extensive shopping experience, the St Stephens Shopping Precinct is just a short distance from the property.

Regular road and rail links may be found within the Paragon Road and Rail Interchange.

The Hull Royal Infirmary is within walking distance from the property.

For those wishing to spend leisure time with family and friends there are many busy family restaurants and cafe bars within the City Centre and Hull Marina.

All in all a great place to live!

## Property Description

### Ground Floor

**Communal Entrance Hall** - Entry/exit system that leads through to Communal Entrance Hall and further to the Private Entrance Door.

Leading through to the entrance hall is a spindle staircase off to the first floor, wall mounted heater, telephone intercom system. Deep under stairs storage cupboard with shelving and door through to the Lounge; also accessed from the Entrance Hall is the Kitchen.

**Kitchen** - 9' 2" x 7' 10" (2.8m x 2.4m) Extremes to extremes.

Range of base, drawer and wall mounted units, roll edge laminate work surface housing single drainer sink unit, swan neck mixer tap over and contrasting tiled splash back surround. There's a further work surface housing the hob, built in oven beneath, and glazed funnel hood extractor fan over with a splash back surround. Free standing Fridge and Freezer and plumbing for automatic washing machine. Coordinating tiled effect laminate flooring.

### First Floor

**Bedroom One** - 10' 11" x 10' 4" (3.35m x 3.17m) Extremes to extremes.

Double Glazed Window with aspect over the front forecourt area, floor standing heater and coving.

**Bedroom Two** - 13' 6" x 7' 3" (4.14m x 2.22m) Extremes to extremes

Double Glazed window with aspect over the front forecourt area, wall mounted heater, coving.



**Bathroom** - Fully refurbished with a white 3-piece suite comprising of a panel bath, built in Vanity wash hand basin with storage space beneath and low flush WC. There's a chrome shower over the bath and fixed glazed shower screen, chrome fittings to the sanitary ware, contrasting tiled splash back surround. Wall mounted illuminated mirror and extractor fan.

**Landing** - Built in airing cupboard and door through to Bedroom One.

**Parking area** - Designated parking to the rear courtyard.

Council tax band: C  
Annual Ground Rent: £45.00  
Annual Service Charge: £1200.00  
Tenure Unexpired Years: 92

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

74 | C

82 | B

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