

1 Bedroom Apartment

Rosedale Mansions, Hull, HU3 2TE

£64,950



- IMPRESSIVE APARTMENT • TASTEFUL AND STYLISH REFIT COMPLETED • RECENTLY FITTED KITCHEN • INTEGRATED APPLIANCES • FITTED WARDROBES • DOUBLE GLAZING • CAR PARKING SPACE





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This is a perfect opportunity to acquire a truly impressive apartment which has been the subject of a tasteful and stylish refit with an appealing contemporary finish.

This desirable apartment is ideally located within an impressive former school conversion with telephone security system.

The apartment has been modernised to a very high standard and presentation thus creating a ready to move into condition property.

The accommodation is arranged to 1 level and briefly comprises of a communal security alarm entry system which leads to the second floor where there is a private entrance door to the apartment.

Leading through from the front entrance door is an entrance hall which extends through to a pleasant bright and spacious lounge with a contemporary finish and a space for informal dining. Also, extending through from the entrance hall is a superb recently fitted breakfast kitchen with an attractive range of high gloss units which are further complimented with coordinating fixtures and fittings and integrated appliances. There is also a built-in breakfast bar which coordinates with the newly fitted kitchen. A truly well planned domestic preparation area.

There is a double bedroom with a soft contemporary finish also benefitting from fitted wardrobes thus creating ample hanging and storage space.

The bathroom has been the subject of a modern recently fitted suite with a shower over the bath and contrasting tiled surround. All in all a great place to call home.

Additionally, as one would expect there is double glazing and a modern electric heating system.

A rear spacious courtyard/car park may be found to the rear of the property.

Internal viewing is highly recommended. One not to be missed !

Location

The area is surrounded with a wealth of local amenities much needed for day to day living.

There are local shopping centres nearby however Hull city centre is just a short distance from the property for a more extensive shopping experience.

The Hull Royal Infirmary is just minutes away as is the Paragon road and rail interchange within the city centre.

The attractive and well visited Hull marina is just a short commute from the property for those wishing to spend quality leisure time with family and friends.

Property Description

Ground Floor

Main Entrance - Security access door to the front which leads through to the entrance hall.

Staircase off to the second floor.

Second Floor

Private Entrance - Private entrance door which leads through to the entrance hall.

Mid-level dado rail.

Built-in cupboard with hot water cylinder.

Laminate flooring.

Lounge - 16' 1" x 13' 11" (4.91m x 4.26m) Extremes to extremes.

Double glazed windows with aspect over the communal front garden areas and The Boulevard.

Fireplace with marble effect hearth and coal effect electric fire.

Wall mounted electric radiator.

Coving.

Oak grained effect laminate flooring.

Breakfast Kitchen - 9' 5" x 8' 6" (2.89m x 2.6m) Extremes to extremes.

Range of matching high gloss base, drawer and wall mounted units with dark chrome effect handle detail.

Coordinating marble effect laminate worksurface housing a deep single bowl sink with mixer tap over. A further work surface houses a hob, built-in oven beneath and an extractor fan over with a high gloss splash back surround.

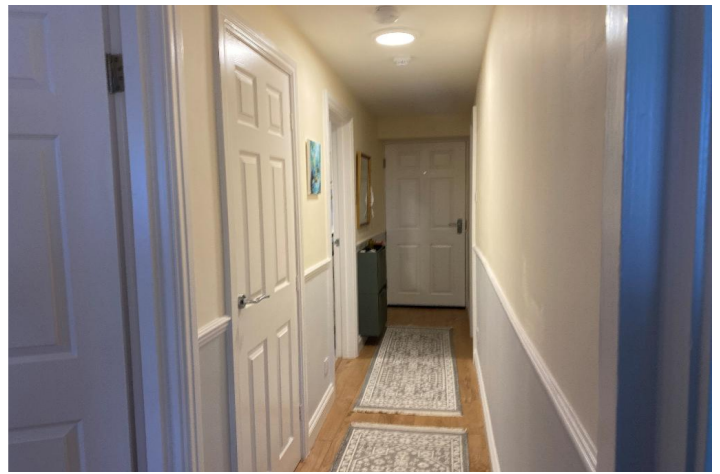
High level built-in and matching breakfast bar.

Integrated dishwasher.

Integrated washing machine.

Space for larder fridge.

Coordinating ceramic tiled flooring.



Bedroom One - 16' 10" x 9' 4" (5.15m x 2.87m) Extremes to extremes.

Dual aspect double glazed windows looking out over the communal front garden areas and The Boulevard. Built-in wardrobes with brushed steel effect handle detail with shelves and hanging space. Wall mounted electric heater. Oak grained effect laminate flooring.

Bathroom - White 3 piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C. all with a contrasting tiled surround with mosaic effect tile detail inset.

Shower over the bath with rain water showerhead. Wall mounted extractor fan. Coordinating marble effect high gloss tiled flooring.

Council tax band: A

Annual Ground Rent: £45.00

Annual Service Charge: £120.00

Tenure Unexpired Years: 92



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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