

2 Bedroom

Phoenix House, Hull, HU1 1NR

£695 per month



- FISRT FLOOR APARTMENT
- HULL CITY CENTRE LOCATION
- RIVERSIDE SETTING
- SECURITY GATED ACCESS
- OFF ROAD PARKING
- SPACIOUS BREAKFAST KITCHEN
- 2 BEDROOMS
- DOUBLE GLAZING





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Superb first floor apartment perfectly placed with an attractive courtyard setting with a unique riverside setting close to all amenities much needed for day-to-day living. The property has a security gated entry system for maximum security and off-road parking.

The super smart apartment briefly comprises of a communal entrance hall with security access system, where there is also an elevator for easy access to all floors. The apartment briefly comprises of a private entrance hall, a very bright and spacious lounge with lovely views over the courtyard setting, a breakfast kitchen with an attractive range of units which are further complemented with coordinating fixtures and fittings, there is also space for informal dining to the breakfast area. There are two aesthetically pleasing bedrooms, the main bedroom benefits from a full range of fitted wardrobes thus creating ample hanging and storage space. The spacious bathroom is accessed via the entrance hall and has a white three-piece suite with a shower over the bath and contrasting tiled surround.

The apartment also benefits from an electric heating system and double glazing throughout.

An additional benefit within the property is a parking permit creating easy off-road parking.

Internal viewing is a must!

Location

The property is ideally located within the heart of Hull city centre surrounded with many historic landmarks.

The area is highly sought after and well known for its wealth of amenities to include busy shopping centres and precincts with many High street stores and supermarkets.

There are good road and rail connections within the Central Paragon Interchange creating easy outbound journeys via the rail network, also the A63.

The highly popular and well visited Hull Marina has a fantastic choice of café bars and well visited restaurants to choose from for those wishing to spend quality leisure time with friends and family.

All in all a great place to live!

Property Description

Ground Floor

Communal Entrance - Communal entrance door.
Elevator to the first floor.
Staircase off to the first floor.

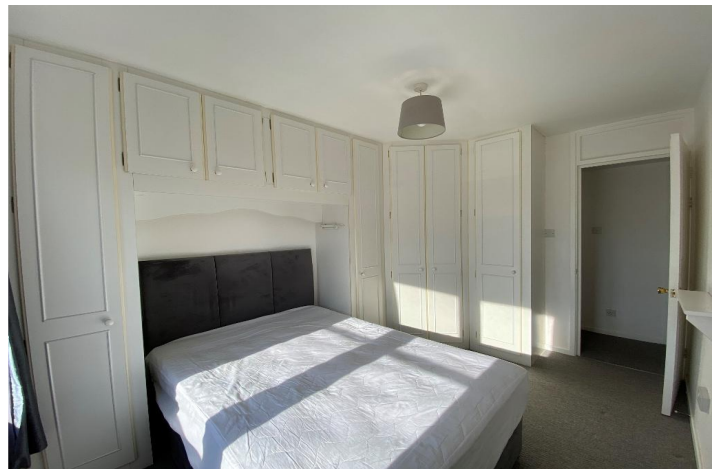
First Floor

Private Entrance - Private entrance door leading through to the entrance hall.

Entrance Hall - Wall mounted heater.
Double cloaks/storage area.

Lounge - 13' 9" x 10' 9" (4.22m x 3.3m) Extremes to extremes plus door access.
Open arch to to the breakfast kitchen
Dual aspect double glazed windows looking out over the rear courtyard and lawned gardens.
Wall mounted electric heater.
Wall light points.
Coving.

Breakfast Kitchen - 12' 10" x 7' 7" (3.92m x 2.33m)
Extremes to extremes.
Double glazed casement window with aspect through to the High Street.
Range of matching base, drawer and wall mounted units.
Roll edged laminate work surface housing a single drainer sink unit with a contrasting tiled splash back surround.
Space for cooker.



Plumbing for automatic washing machine.
 Space for fridge/freezer.
 Space for a breakfast table.
 Partially tiled flooring.

Bedroom One - 10' 7" x 8' 10" (3.24m x 2.7m) Extremes - from the front of the fitted wardrobe to extremes.
 Double glazed window with aspect over the courtyard area.
 Range of fitted wardrobes with shelves and hanging space and matching overhead storage units.
 Electric heater.



Bedroom Two - 10' 3" x 8' 3" (3.13m x 2.52m) Extremes to extremes.
 Double glazed window with aspect over the rear courtyard area and gardens.
 Electric heater.

Bathroom - White 3-piece suite comprising of a seated panel bath with an electric shower over and contrasting tiled surround, pedestal wash hand basin with splash back surround and low flush W.C.
 Chrome fittings to the sanitary ware.
 Built-in storage cupboard with shelving and housing the hot water cylinder.



Exterior

Exterior - Outside is a courtyard area and communal gardens which are mainly laid with mature plants, flowers and shrubs.
 The courtyard is gated with remote access.



Council tax band: B
 Rental Deposit: £800

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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