

## 1 Bedroom First Floor Apartment

2nd Star on the Right and Straight on, Til Morning. Land of Green Ginger, HULL, HU1 2EA

**£700 per month**



- LOCATED IN HULL'S OLD TOWN • FULL OF CHARACTER & ORIGINAL FEATURES • FIRST FLOOR APARTMENT • OPEN PLAN LOUNGE & KITCHEN • INTEGRATED APPLIANCES • VIEWS OVER THE LAND OF GREEN GINGER • GAS CENTRAL HEATING SYSTEM • OFFERED IMMEDIATELY • SUBJECT TO SATISFACTORY REFERENCES





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A truly impressive first floor apartment with lots of character and many original features.

This apartment is located to the first floor within this grand building and briefly comprises of entrance, communal entrance hall, private entrance hall and open plan lounge with breakfast kitchen.

The breakfast Kitchen has a range of units which are further complemented with integrated appliances and tasteful coordinating fixtures and fittings.

To the lounge, there is an arched feature window with aspects over the Land of Green Ginger. A fireplace creates a lovely focal point to the room.

There is also a double bedroom and a bathroom with a modern 3-piece suite with a shower over the bath.

The apartment also has a gas central heating system and is offered with immediate availability, subject to satisfactory references.



## Location

This superb apartment is perfectly placed within the heart of Hull's Old Town within an historic building and close to all amenities.

There are many shops, supermarkets and facilities much needed for day-to-day living, all within walking distance from the property.

The Paragon road and rail interchange creates easy access in and out of the city.

A unique address surrounded by some of the city's landmarks, the highly popular and well visited Hull Marina is just minutes away, providing a great choice of cafe bars and restaurants 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** - 1st floor apartment with a communal entrance door leading through to a communal entrance hall..

**Communal Entrance Hall** - Staircase off to the first floor.

### First Floor

**Private Entrance Hall** - Private door through to the entrance hall.

Glazed opaque sash window.

Classic style radiator.

Cloaks area.

Oak grained effect laminate flooring.

**Open Plan Lounge/Kitchen** - 24' 4" x 15' 0" (7.43m x 4.58m) Extremes to extremes plus door access. Narrowing to 2.48m within the kitchen area. Irregular shape.

Windows with feature arch window looking out to the front of the property.

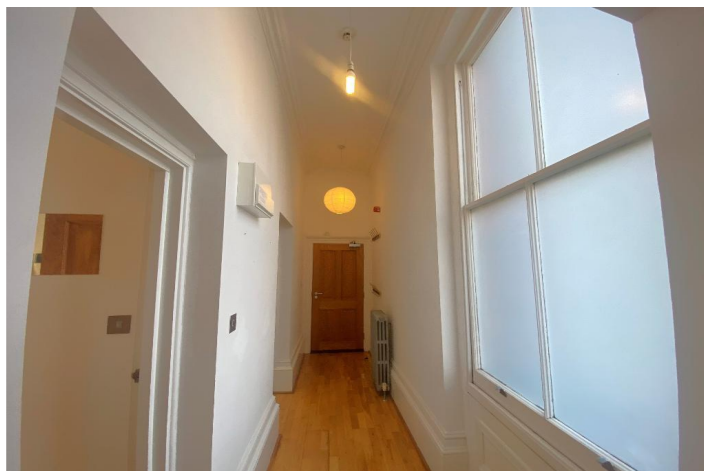
Fireplace with burnished arch open grate for coal effect, living flame gas fire and a high gloss hearth.

Classic style radiator.

Cornice.

Oak grained effect laminate flooring.

The kitchen has a range of base, drawer and wall mounted units with brushed steel effect handle detail. A laminate work surface houses a stainless steel hob, built in oven beneath, extractor fan over and a brick



effect tiled splash back surround.  
 Integrated fridge and freezer.  
 Integrated dishwasher.  
 Integrated washer/dryer.  
 Concealed gas central heating boiler.  
 Microwave inset to the unit.  
 A further work surface houses a single drainer sink unit with a mixer tap over also with a brick effect tiled splash back surround.  
 Classic style radiator.  
 Recessed downlighting.  
 Oak grained effect laminate flooring.

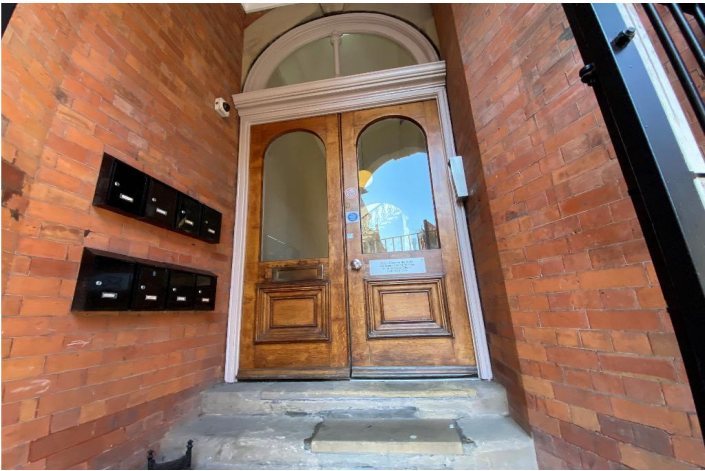
**Bathroom** - White 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C.  
 To the bath there is a contrasting tiled surround with chrome effect tiled detail inset and a rainwater shower head over the bath with a fixed shower screen.  
 Chrome effect fittings to the sanitary ware.  
 High level shaver socket and light point.  
 Classic style radiator/towel rail.  
 Recessed down lighting.  
 Coordinating tiled flooring.

**Bedroom** - 13' 6" x 9' 9" (4.12m x 2.98m) Extremes to extremes. Irregular shape.  
 Sash window.  
 Classic style radiator.  
 Cornice.

Council tax band: C  
 Rental Deposit: £805

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

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any



fitted appliances, electrical or plumbing installation or central heating systems.