



Home Estates Ltd

2 Bedroom Flat for Rent - £450 per month

Perth Street, HULL, HU5 3NZ



KEY FEATURES:

- SUPERB GROUND FLOOR APARTMENT • COMMUNAL & PRIVATE ENTRANCE HALLS • OPEN PLAN LOUNGE/BREAKFAST KITCHEN • 2 BEDROOMS & BATHROOM • GAS C/H SYSTEM & D/G • SECURED PARKING TO REAR COURTYARD • IMAGES FOR ILLUSTRATION PURPOSES ONLY • AND MAY DIFFER SLIGHTLY DEPENDANT ON APT

Description

Superb Apartment - Built to a High Standard with Secure Allocated Off Road Parking
Ground Floor Apartment
Communal Entrance Hall
Private Entrance Hall with telephone intercom security system
Open Plan Lounge/Breakfast Kitchen with a 'Wren Design' Kitchen and benefiting from quality integrated appliances
2 Bedrooms
Bathroom - Quality white 3-piece suite, shower and contrasting tiling
Secured Parking to Rear Courtyard



Location

Highly Popular Residential Area with many local amenities, shops, schools, colleges, University of Hull and public transport etc.

Ground Floor

Ground Floor - Communal entrance hall leads through to entrance door leading through to:

Private Entrance Hall - Security alarm system. Intercom entry system. Radiator.

Open Plan Lounge/Breakfast Kitchen - 17' 5" x 12' 11" (5.33m x 3.96m) to extremes

Double glazed windows. Range of 'Wren Design' matching base, drawer and wall mounted units. Fine granite effect high gloss roll edge laminate work surfaces housing hob, built in oven beneath. Further work surfaces housing stainless steel single drainer sink unit with mixer tap over. Wall mounted gas central heating boiler. Oak effect panelled flooring. Extractor fan. Radiator.

Bedroom 1 - 12' 11" x 7' 3" (3.96m x 2.23m) to extremes

Double glazed window. Radiator.

Bedroom 2 - 10' 11" x 9' 3" (3.34m x 2.82m) plus door access

Double glazed window. Radiator.

Bathroom - White 3 piece suite comprising panel bath. Matching pedestal wash hand basin. Low flush suite WC. Chrome shower over bath. Chrome fittings to sanitary ware. Contrasting tiled surround. Radiator. Extractor fan.

Exterior

Rear Courtyard - Secure allocated parking spaces.

Additional Information

Gas Central Heating System and Double Glazing.

Images for Illustration Purposes Only and may differ slightly from the available apartment

Disclaimer


MONEY LAUNDERING REGULATIONS 2003: 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	