



# Home Estates Ltd

2 Bedroom Flat for Sale - £77,500  
Ernest Hill Court, Rainhill Road, Hull, HU5 4HW



## KEY FEATURES:

- BRIGHT & SPACIOUS FIRST FLOOR APARTMENT • IN LOVELY SMART RESIDENTIAL DEVELOPMENT • BAY WINDOWED LOUNGE • KITCHEN WITH INTEGRATED APPLIANCES • BEDROOMS WITH FITTED WARDROBES • SHOWER ROOM WITH 3-PIECE SUITE • GAS CENTRAL HEATING & DOUBLE GLAZING

## Description

A lovely smart residential development just off the ever popular Chanterlands Avenue. The first floor apartment is bright and spacious throughout and briefly comprises: An Entrance Hall which leads through to a Bay Windowed Lounge and further through to the fitted Kitchen with a range of matching units with integrated appliances. Leading through from the Entrance Hall there are two Bedrooms with fitted wardrobes and storage space. The Shower Room has a 3-piece suite to include a separate shower enclosure, contrasting tiled surround.

## Location

The area is well served with a wealth of local amenities and good local traders along Chanterlands Avenue are within walking distance, however, for a more extensive shopping experience, Hull City centre is easily accessed via the regular transport links nearby. There are well visited Restaurants and Cafe Bars along the neighbouring Princes and Newland Avenue.

## Ground Floor

**Communal Entrance** - There is communal Entrance Door leads through to the Entrance Hall:

**Communal Entrance Hall** - With a staircase off to the first floor. Private door leads through to the Private Entrance Hall

## First Floor

**Entrance Hall** - Built in storage cupboard with shelving, loft hatch to the roof void and radiator. And door through to the Lounge: Extending through from the Hall is Bedroom 1:

**Lounge** - 14' 11" x 11' 11" (4.57m x 3.65m) to extremes x to extremes Double Bay glazed window with aspect over the front communal garden areas, dado rail, radiator and coving. Door through to the fitted Kitchen:

**Kitchen** - 9' 5" x 5' 11" (2.89m x 1.82m) to extremes x to extremes Double glazed window with aspect over the communal garden areas. Range of fitted base, drawer and wall mounted units. Roll edge laminate work surface housing a single drainer sink unit with mixer tap over and contrasting tiled splash back surround. There is a built in oven and and hob is inset to the roll edge laminate work surface. Wall mounted Gas central heating boiler. Automatic washing machine and coving.

**Bedroom 1** - 11' 10" x 10' 11" (3.62m x 3.35m) to extremes x to extremes Double glazed window with aspect over the communal garden areas. Built in double robe and further built in storage cupboard. Built in dressing table unit with drawers. Range of fitted wardrobes with shelves, hanging space and matching overhead storage unit. Radiator and coving.

**Bedroom 2** - 10' 3" x 7' 6" (3.13m x 2.31m) to extremes x to extremes Double glazed window with aspect over the communal garden areas. Built in double robe, built in open display shelving and overhead storage units. Built in dressing table unit with drawers and storage cabinets, radiator and coving.

**Shower Room** - Has a 3-piece suite comprising of a separate shower



enclosure, pedestal wash hand basin and low flush WC. Contrasting tiled splash back surround. Wall mounted cabinet with open display shelving. Double glazed opaque window, radiator and coving.

## Additional Information

Additionally the property further benefits from a Gas central heating system and Double glazing.

Vacant possession on completion.

No chain involved.

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>76</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	