

2 Bedroom Flat for Sale - Offers Over £80,000

Ernest Hill Court, Rainhill Road, Hull, HU5 4HW



KEY FEATURES:

- BRIGHT & SPACIOUS FIRST FLOOR APARTMENT
- RESIDENTIAL DEVELOPMENT FOR OVER 55'S
- GAS CENTRAL HEATING & DOUBLE GLAZING
- MODERN FITTED KITCHEN
- BOTH BEDROOMS WITH FITTED WARDROBES
- SHOWER ROOM WITH WHITE 3-PIECE SUITE
- COMMUNAL GARDEN AREAS

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. 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.

Vacant possession on completion.
No chain involved.

Ground Floor

Communal Entrance Door - Which is accessed via a security telephone system. Staircase off to the first floor and landing.

First Floor

Private Entrance Door - Which leads through to the Entrance Hall:

Entrance Hall - With loft hatch through to the roof void and built in airing cupboard, laminate flooring and radiator. Extending through from the Entrance Hall is the Bay Windowed Lounge. Also extending through from the Entrance Hall is Bedroom One and Bedroom Two:

Bay Windowed Lounge - 15' 3" x 11' 11" (4.66m x 3.65m) to extremes x to extremes

Double glazed bay window with aspect over the communal garden areas. There is a wall mounted stone pebble effect fire, upright radiator, coving and laminate flooring.

There is an open arch through to the Kitchen:

Kitchen - 9' 4" x 5' 10" (2.86m x 1.79m) to extremes x to extremes

Double glazed window with aspect over the communal garden areas. Range of matching base, drawer and wall mounted units with brushed steel effect handle detail. There is coordinating fine granite effect laminate work surface housing a one-and-half bowl single drainer sink unit and with a mixer tap over and a contrasting tiled splash back surround. A further work surface houses a hob, built in oven beneath and a stainless steel funnel hood extractor fan over also with a tiled splash back surround. Space for upright fridge freezer, plumbing for automatic washing machine, concealed gas central heating boiler and coordinating ceramic tiled flooring.

Bedroom One - 10' 3" x 9' 11" (3.13m x 3.04m) to extremes x from the front of fitted wardrobes

Double glazed window with aspect over the rear communal garden areas. Range of full width fitted wardrobes with shelves and hanging space. Built in and matching drawer unit and a further double robe. Radiator coving and laminate flooring.



Bedroom Two - 10' 5" x 6' 11" (3.2m x 2.13m) to extremes x to extremes

Double glazed window with aspect over the communal garden areas. Built in double robe, radiator, laminate flooring and coving.

Shower Room - Which also extends through from the Entrance Hall and has a double corner shower enclosure, built in vanity wash hand basin with storage space beneath and a built in low flush WC all with a contrasting tiled surround with mosaic effect tiled detail inset. Chrome fittings to the sanitary ware, recessed downlighting, upright radiator, coving. There is an extractor fan, double glazed opaque window.

Additional Information

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

There is a stair lift in communal area to the apartment. This is not included in the sale price and open to separate negotiation.

Monthly service charges are applicable which includes: warden system, phone line for fire alarm, maintenance of structure, painting, major repairs, gas service, maintenance and repairs for emergency lighting, door entry system maintenance, maintenance and repairs for fire detection and equipment, lighting and power to common areas, cleaning of common areas, maintenance of garden areas, window cleaning in common areas, insurance, management charges.

Leasehold - the lease defaults to 99 years with each new owner

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.

