

2 Bedroom Apartment for Sale - £95,000

Old Harbour Court, Wincolmlee, Hull, HU2 8HZ



KEY FEATURES:

- A SUPERB RIVERSIDE APARTMENT
- IMPRESSIVE SUPER SMART APARTMENT.
- OPEN PLAN LOUNGE / BREAKFAST KITCHEN
- KITCHEN WITH INTEGRATED APPLIANCES
- MAIN BEDROOM WITH ENSUITE
- SHOWER ROOM
- A GREAT PROPERTY IN A GREAT POSITION!
- ELECTRIC HEATING SYSTEM
- INTERNAL VIEWING HIGHLY RECOMMENDED

Description

A superb riverside apartment within Hull City Centre. Internal viewing is absolutely essential on this impressive super smart apartment. The modern apartment is accessed via an elevator from the ground floor and briefly comprises: A private Entrance Hall which leads through to an open plan Lounge with a Breakfast Kitchen to include integrated appliances. There are two Bedrooms, the main has the benefit of an en-suite Shower Room with a 3-piece suite. There is also a further Bathroom which is accessed from the landing, the Bathroom also has a 3-piece suite.

A great property in a great position!

Internal viewing is highly recommended - offered with vacant possession on completion.



Location

The property is ideally located for a wealth of amenities. There are busy high stores, supermarkets and shopping precincts. The city centre also provides great road and rail connections via the Paragon Interchanger. Hull City Centre boasts a lovely Marina which is surrounded with well visited Cafe' Bars and Restaurants with Halls Old Town.

All in all a great place to live!

Ground Floor

Communal Entrance Door - leads through to an Entrance Hall:

Communal Entrance Hall - staircase off to the 2nd floor and the private Entrance Door:



Second Floor

Private Entrance Door - leading through to the Entrance Hall:

Entrance Hall - Where there is a built in airing cupboard with hot water cylinder. Telephone intercom point and wall mounted electric heater. Door through to the Open Plan Lounge/Dining Kitchen: Also extending through from the Hall is Bedroom One, Bedroom Two and the Bathroom:

Open Plan Lounge and Dining Kitchen - 22' 5" x 9' 10" (6.85m x 3.02m) to extremes x plus door access

Double glazed French Doors with matching side screen windows and a glazed Juliet balcony.

Wall mounted electric heater to the Lounge.

The Kitchen area has a range of white high gloss base, drawer and wall mounted units. Coordinating roll edge laminate work surface housing a hob, built in oven beneath. Stainless steel splash back surround and a stainless steel funnel hood extractor fan over, contrasting tiled splash back surround. Built in single drainer sink unit with mixer tap over and a tiled splash back surround. There is an integrated fridge, plumbing for automatic washing machine.

Bedroom One - 11' 9" x 7' 11" (3.6m x 2.43m) to extremes x plus door access

A double glazed window and wall mounted electric heater. The Bedroom has an en-suite.

Bedroom One En-suite - And has a 3-piece suite comprising of a separate shower enclosure with a rain water shower head. Pedestal wash hand basin with a swan neck mixer tap and tiled splash back surround and a low flush WC. Wall mounted shaver socket, upright towel rail/radiator and an extractor fan.

Bedroom Two - 11' 4" x 5' 6" (3.47m x 1.7m) to extremes x to extremes

Double glazed window and wall mounted electric heater.



Main Bathroom - Is also accessed from the Entrance Hall and has a white 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush WC. Contrasting tiled surround with mosaic effect tiled detail inset, upright towel rail/radiator. Chrome fittings to the sanitary ware and extractor fan.

Additional Information

Additionally the property further benefits from an electric heating system and double glazing.

Do not take this as the whole building. The property advertised is set within a multi occupancy building

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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		