

## Studio Apartment

Spring Grove, HULL, HU3 1JZ

£450 per month



- SMART STUDIO APARTMENT
- HIGHLY POPULAR AREA
- BRIGHT SPACIOUS LIVING ACCOMMODATION
- FITTED KITCHEN
- SHOWER ROOM
- SPACIOUS DRESSING AREA
- ELECTRIC HEATING SYSTEM
- DOUBLE GLAZING
- ALLOCATED PARKING WITHIN COURTYARD





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A super smart Studio Apartment which is perfectly located within a highly popular residential cul-de-sac.

The stylish first floor apartment briefly comprises of: an entrance vestibule with a private entrance door and stairs off to the apartment. The Studio Apartment is bright and spacious with an open arch through to a fitted kitchen with a range of matching units and coordinating fixtures and fittings. There is a separate shower room with a white 3-piece suite and contrasting tiled surround. Also attached is a spacious dressing area with double hanging rail and storage facilities.

Additionally the property further benefits from an electric heating system and double glazing and a security alarm system installed.

There is allocated parking within a courtyard to the front of the property and a separate store.

## Location

The property sits on the fringes of Hymers College grounds creating a pleasant approach to the property. The area is well served with a wealth of local amenities to include the busy interesting shopping centre along Chanterlands Avenue. There is a local Library and Doctors Surgery within walking distance. Regular public transport connections provide easy access to the Paragon Road and Rail Interchange within Hull City Centre. Hull Royal Infirmary and the University are also easily accessed from the property. For those who enjoy socialising with friends and family there are many busy well visited vibrant Cafe Bars and Restaurants along the neighbouring Princes Avenue.

## Property Description

### Ground Floor

**Entrance Door** - Front Entrance Door which leads through to an Entrance Vestibule.

**Entrance Vestibule** - Wall mounted electric heater and staircase off to the first floor:

### First Floor

**Open Plan Studio Apartment** - to extremes x narrowing to 10' (3.04m)  
Double glazed windows with aspect over the front of the property. Wall mounted radiator, coving and laminate flooring. There is an open arch through to the Kitchen. Also leading off from the studio apartment is a storage area with a double hanging rail to a recess and a further built in storage cupboard. There is an open arch through to the Shower Room:

**Fitted Kitchen** - to extremes x to extremes  
Dual aspect double glazed windows. Built in floor and drawer units, coordinating roll edge laminate work surface housing a hob and a built in extractor fan over. Space for larder fridge, plumbing for automatic washing machine and a further work surface housing a one-and-a-half bowl single drainer sink unit with a mixer tap over and a tiled splash back surround, ceramic tiled flooring.

**Shower Room** - Which has a 3-piece suite comprising of a separate shower enclosure, built in vanity wash hand basin with storage beneath and splash back surround and a low flush WC. Wall mounted storage shelving, chrome fittings to the sanitary ware. Double glazed opaque window, extractor fan and wall mounted heater.

**Council tax band:** A

**Rental Deposit:** £519



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

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