

## 1 Bedroom Apartment

Park View, Walton St, Hull, HU3 6JT

£600 per month



- RARELY AVAILABLE !
- IMPRESSIVE GROUND FLOOR APARTMENT
- OPEN PLAN LOUNGE AND KITCHEN
- INTEGRATED APPLIANCES
- DOUBLE BEDROOM
- PARK VIEWS
- OFF ROAD PARKING
- DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM





## 1 Bedroom Apartment

£600 per month

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A highly impressive ground floor apartment with lovely views over the front garden areas and West Park.

A bright and spacious apartment with a contemporary stylish finish. The property is in move into condition and briefly comprises of a communal entrance hall, private entrance hall, tasteful open plan lounge and modern breakfast kitchen to include integrated appliances and coordinating fixtures and fittings. Leading through from the hall is a double bedroom also with views over the park and a bathroom with a quality white 3 piece suite and shower over the bath with contrasting tiled surround.

The building, garden and grounds are maintained to a very high standard. There is also a private off road parking space to the rear of the property.

The apartment further benefits from a gas central heating system and double glazing.

The property is offered with immediate availability subject to satisfactory references. No Deposit Option Available.

## Location

The apartment is perfectly placed for all amenities with good local shopping centres, public transport connections, post office, library and the MKM Stadium. Also the Hull Royal Infirmary is just a short commute and within walking distance from the property. Not to mention the lovely park with all of the facilities which are quite literally across the road from the property.

## Property Description

### Ground Floor

**Entrance** - Communal entrance door with intercom entry system leads through to a communal entrance hall and further to a private entrance door. The private entrance door then leads to a private entrance hall.

**Entrance Hall** - Built in storage cupboard.  
Radiator.  
Laminate flooring.

### Open Plan Lounge/Kitchen - 20' 2" x 9' 7" (6.17m x 2.94m)

Extremes to extremes narrowing to 1.79M within the main kitchen area.

Double glazed window with aspect over the communal garden areas and the park beyond.

Mid level dado rail.

Coving.

Kitchen area has a range of white high gloss base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating work surface houses a hob, built in oven beneath and an extractor fan over with a glazed splash back surround.

A further single drainer sink unit with mixer tap over with a matching splash back surround.

Integrated fridge.

Integrated freezer.

Integrated washing machine.

Pull out carousel storage unit.

Radiator.

Laminate flooring.

### Bedroom - 14' 6" x 8' 9" (4.45m x 2.68m) Extremes to extremes.

Double glazed window with aspect over the communal garden areas and park beyond.

Wall mounted gas central heating boiler.

Coving.

Radiator.



Laminate flooring.

**Bathroom** - 3 piece suite comprising of panel bath with an electric shower over and fixed shower screen, matching pedestal wash hand basin and low flush W.C. all with a high gloss tiled splash back surround. Chrome fittings to the sanitary ware. Extractor fan. Chrome effect upright towel rail/radiator. Laminate flooring.

Council tax band: A

Rental Deposit: £750



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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