

# Whitakers

Estate Agents



## 31 Plimsoll Way, Hull, HU9 1PW

**Guide price £120,000**

Whitakers are pleased to offer this 2 bedroom top floor apartment to the market, being sold with NO ONWARD CHAIN!

Situated in an enviable position on the ever popular Victoria Dock and enjoying views over the Dock basin and ideally situated close to the City Centre with excellent transport links around the City, the property is ideal for first time buyers, investors and down sizers alike.

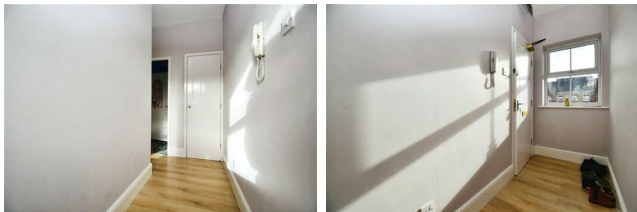
Briefly comprising Communal entrance via intercom, entrance hallway, lounge with Juliette balcony, kitchen, 2 bedrooms and bathroom, the property also benefits from Gas Central Heating, UPVC Double Glazing as well as allocated parking hence early viewing is recommended!

The accommodation comprises

Communal Entrance

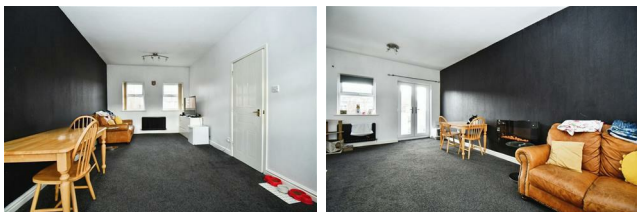
Intercom entrance to communal entrance hall with stairs up to second floor

Entrance Hallway



Door leads into entrance hallway with laminate flooring, drop down hatch to loft access and UPVC window to front aspect.

Lounge 19'7 x 10'8 (5.97m x 3.25m)



Carpeted Lounge with UPVC window to rear aspect and French doors to Juliette balcony with views over basin.

Kitchen 7'6 x 6' (2.29m x 1.83m)



Archway from lounge leads to kitchen with fitted wall and base units, contrasting work surfaces and tiled splash backs. Stainless steel sink with mixer taps over, free standing electric cooker, plumbing for automatic washing machine and space for under counter fridge.

Bedroom One 8'9 x 11'10 (2.67m x 3.61m)



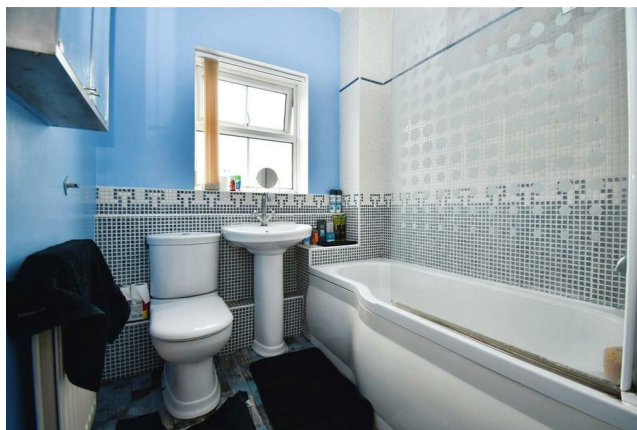
UPVC window to rear aspect, carpeted flooring, central heating radiator and internal door to bathroom.

Bedroom Two 7'6 x 8'4 (2.29m x 2.54m)



UPVC window to front aspect, carpeted flooring and central heating radiator.

Bathroom 6'4 x 8'9 (1.93m x 2.67m)



Jack and Jill bathroom with doors from hallway and bedroom one, shaped bath with fitted shower panel and shower over, low flush wc and pedestal hand wash basin. Part tiled walls, vinyl flooring, central heating radiator and UPVC window to rear aspect.

## External



To the outside of the property there is a marked allocated parking space and communal gardens

## Tenure

The property is Leasehold.

We are informed that the remaining term of the lease is 92 years and the only fees payable are an annual Service Charge of £1050 however there details however Whitakers have had no sight of the management information and this information should be verified via Vendors Solicitors.

## Council Tax

Council Tax Band B

Kingston upon Hull City Council

## EPC

## Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Material Information:

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 8 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

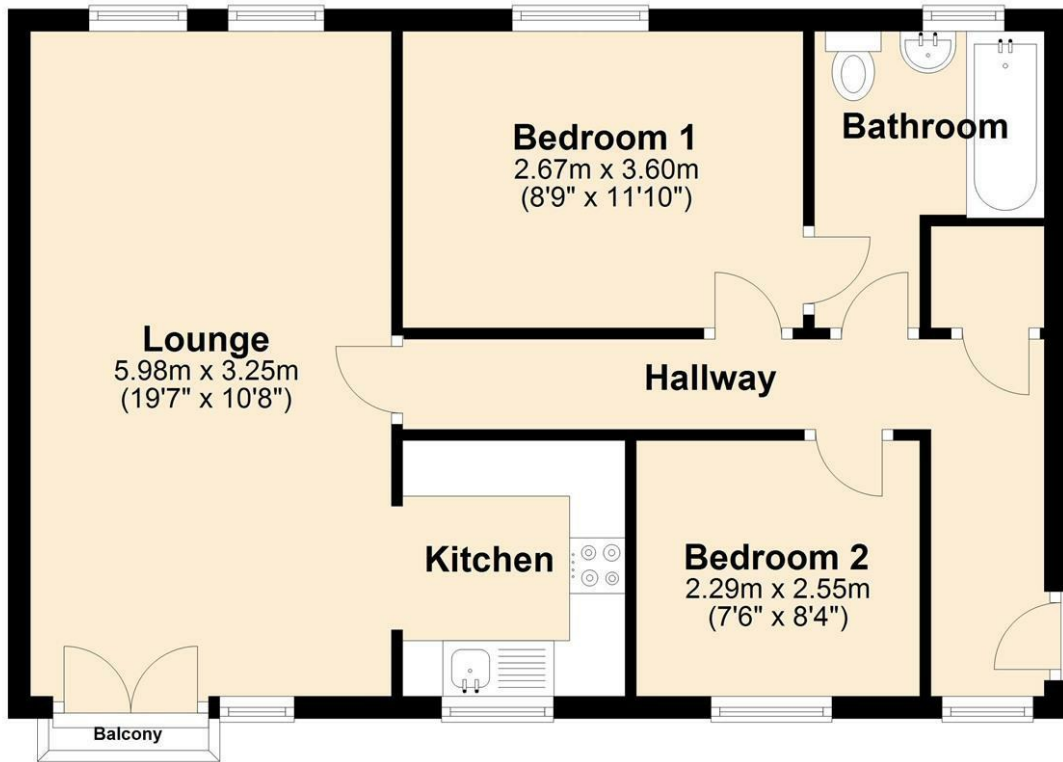
Planning - Whilst there are planning applications in the area, non are specific to the property

## Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

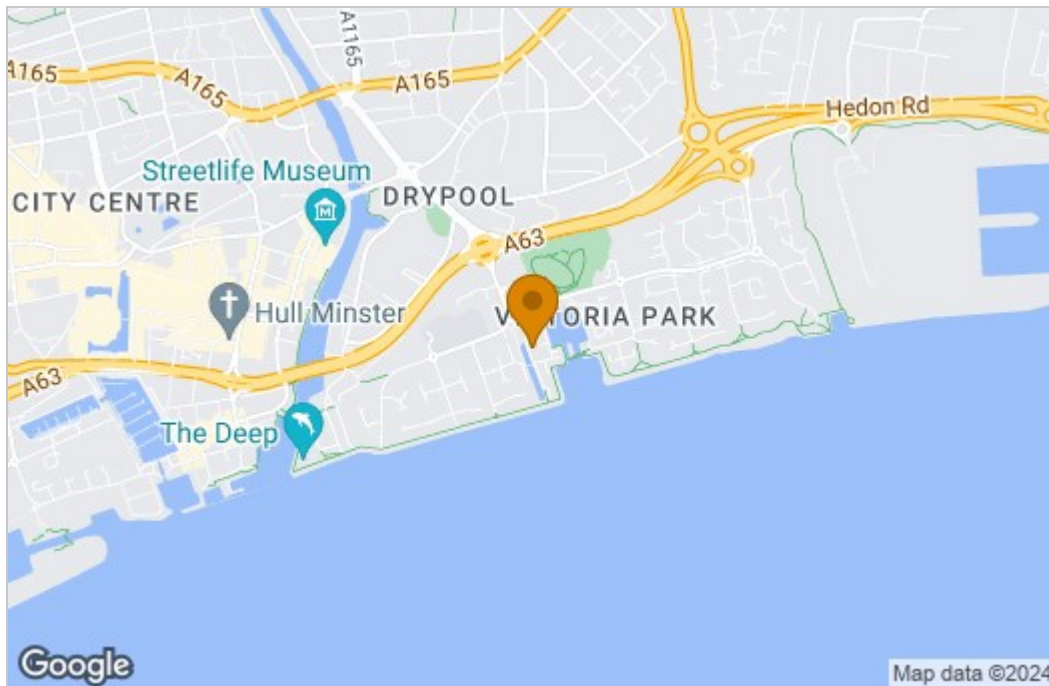
# Floor Plan

## Ground Floor

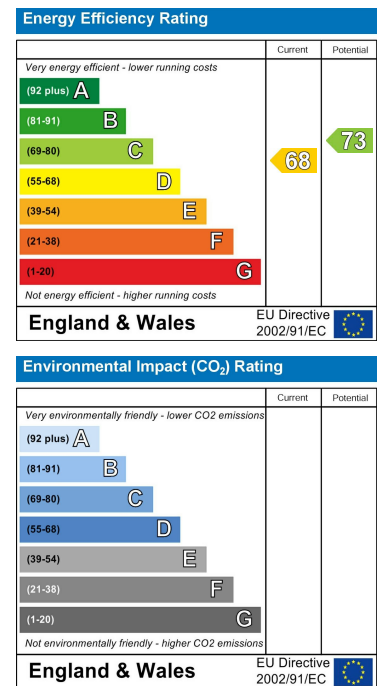


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.