

Whitakers

Estate Agents



38 Chandlers Court, Hull, HU9 1FB

Guide price £115,000

Situated on the ever popular Victoria Dock Village development WITH NO ONWARD CHAIN and enjoying a top floor position, this very spacious apartment is a must view for the first time buyer and certainly the busy professional.

The accommodation briefly comprises entrance hall, lounge, fitted kitchen with appliances through to a dining area, two bedrooms of excellent proportion and a "Jack and Jill" style bathroom accessible from the master bedroom and the hallway.

Standing in communal gardens and a having allocated parking facilities, the property is just a stroll away from all of the excellent amenities that the City Centre has to offer, the Marina, the North bank of the River Humber and immediate access to the A63 and the M62 corridor. Further enquiries in order to view are welcome.

Communal Entrance

Having an intercom system to individual apartments and giving access to the staircases

Private Entrance Hall

With two useful storage cupboards and giving access to;

Lounge 12'1" x 11'3" (3.69 x 3.45)



Attractive bay window to the front aspect overlooking the courtyard and giving access through to the :

Dining Area 7'2" x 6'4" (2.20 x 1.95)



With a window to the side aspect and opening to:

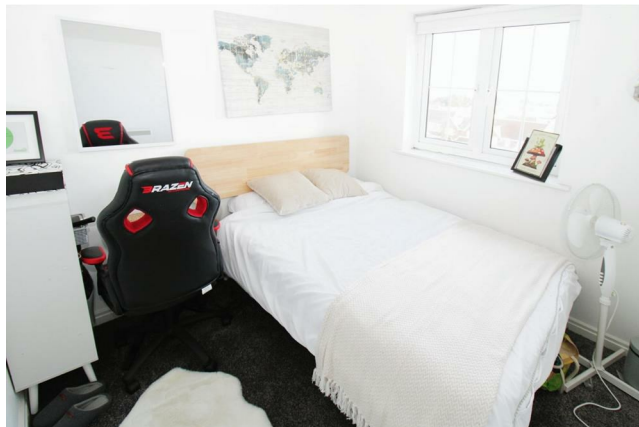
Fitted Kitchen 10'5" x 6'4" (3.20 x 1.95)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Partially tiled walls, plumbing for an

automatic washing machine and integrated appliances include an electric oven and hob and an extractor canopy.

Bedroom Two 8'6" x 8'1" (2.60 x 2.48)



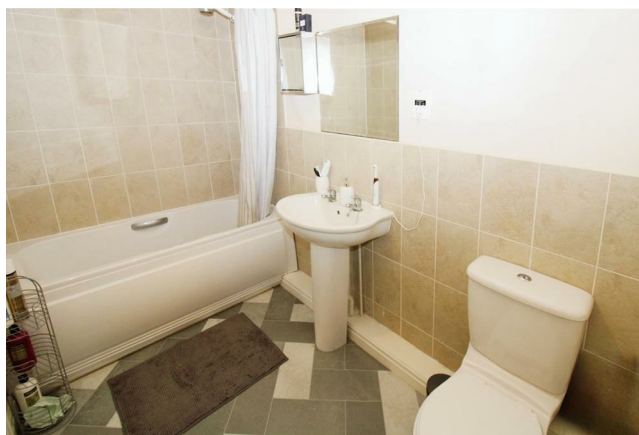
Window to the front aspect .

Bedroom One 13'3" x 11'5" (4.05 x 3.50)



Two windows to the front aspect and access to:

Bathroom



Also accessible via the hallway, there is a white suite comprising panelled bath, wash hand basin with a pedestal and a low level wc. Partially tiled walls, a chrome heated towel rail, a shaver socket and a plumbed shower unit over the bath.

Heating and Double Glazing

The property is fitted with electric heating and replacement upvc double glazing has been installed.

Tenure

This property is Leasehold

Lease started 23rd June 2003 and Lease end date is 1st January 2128
Ground rent is £150.00 per annum
Service charge £75 per month currently

Council Tax
Hull Clty Council - band B

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:

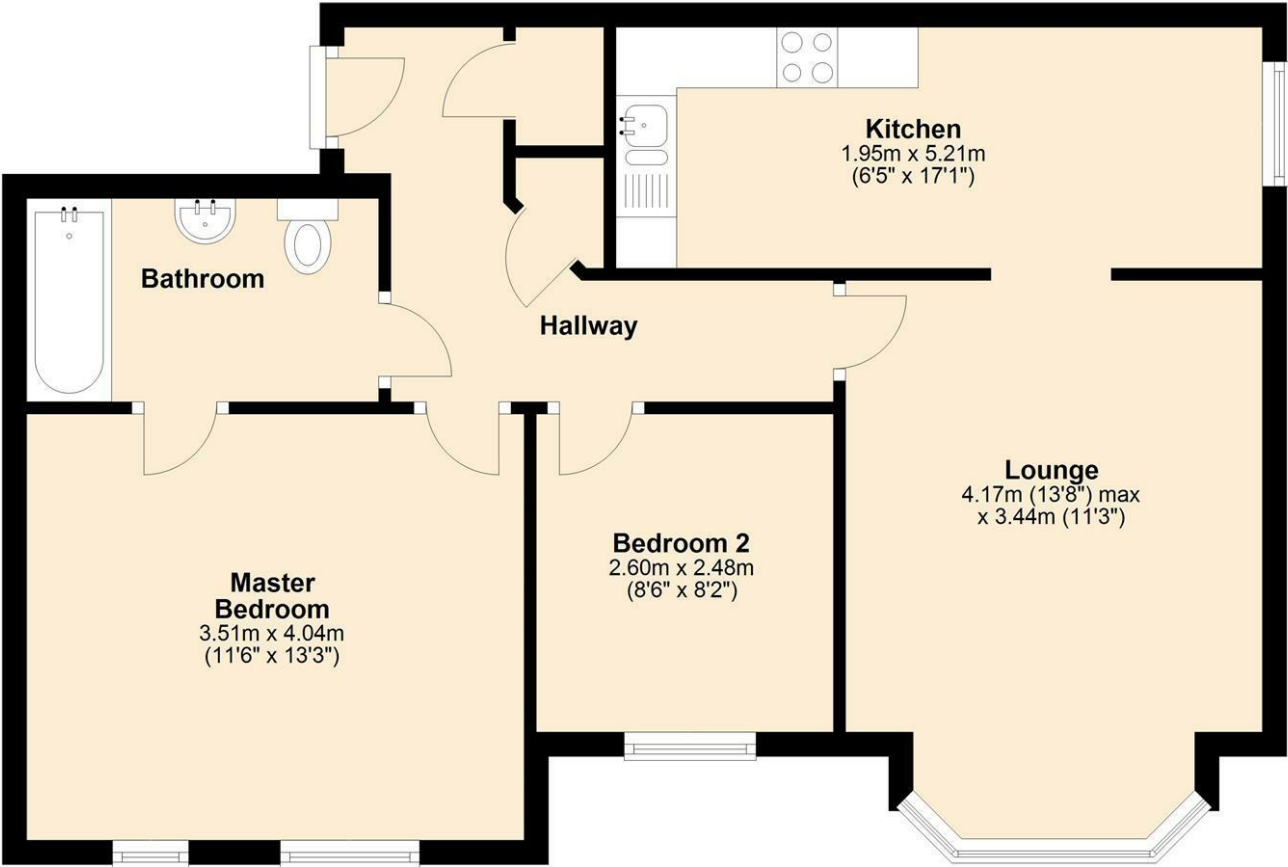
Construction - Brick under tiled roof. Position- Top Floor
Conservation Area - No
Flood Risk -Low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - 13 Mbps and Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

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.

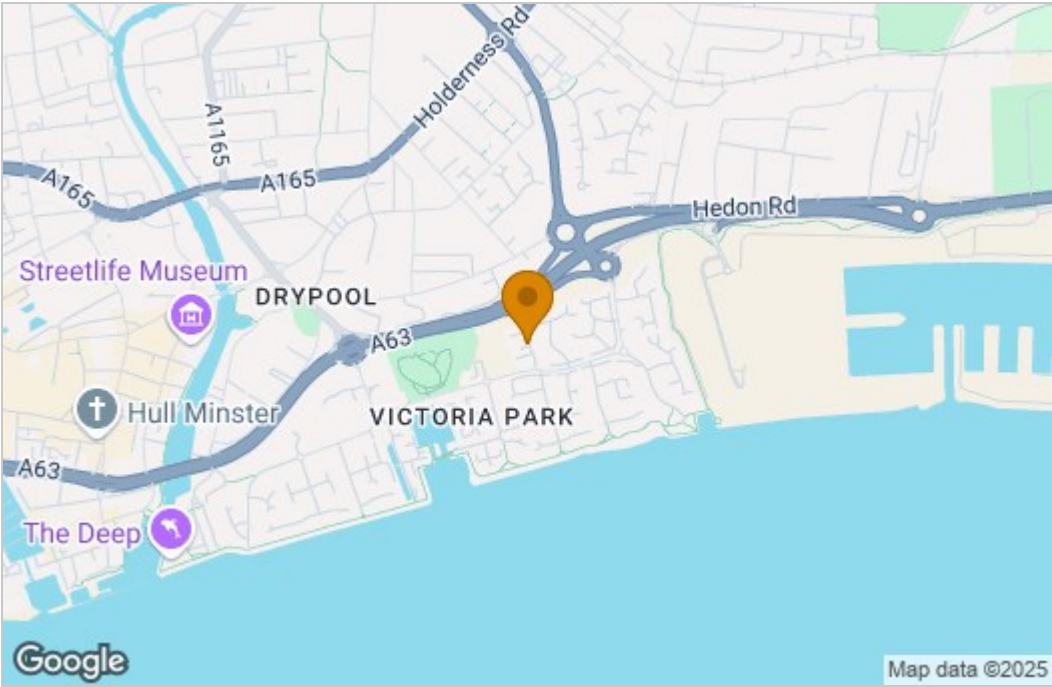
Floor Plan

Apartment

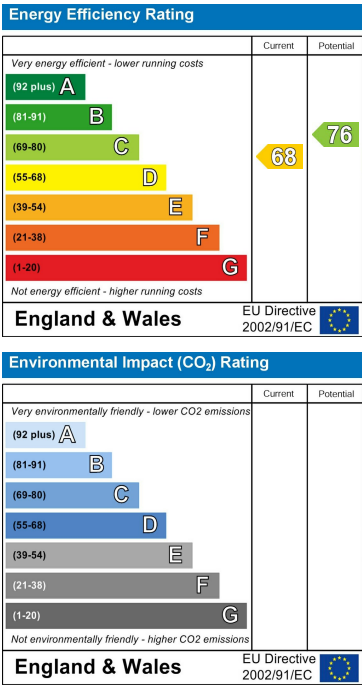


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.