



Wincolmlee, Hull, HU2 8HZ
Offers Over £120,000


**Philip
Bannister**
Estate & Letting Agents

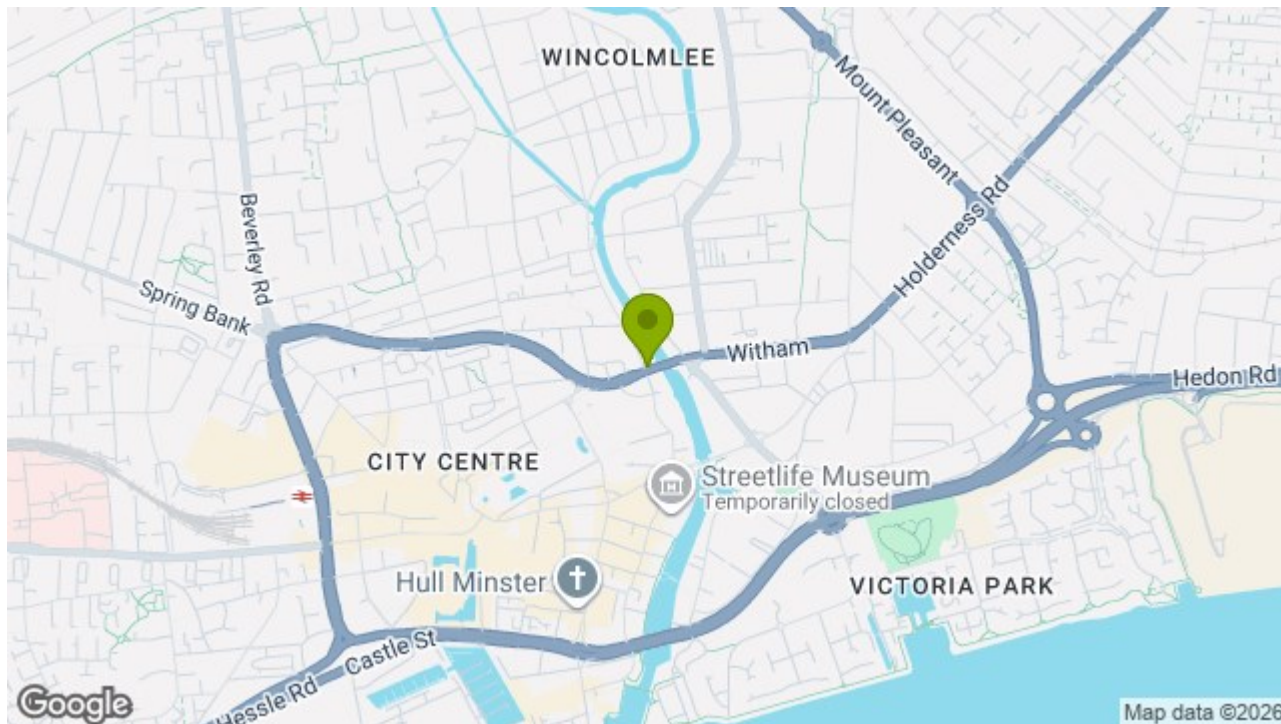
Wincolmlee, Hull, HU2 8HZ

Simply sensational. This modern 2 bedroom city centre apartment eagerly awaits its next owner. Enjoying fabulous views over the River Hull, this immaculately presented, modern 2 bedroom apartment is ideal for city centre living. Offered to the market with no onward chain, early viewing is essential to avoid disappointment.

Key Features

- Stunning 1st Floor Apartment
- Open Plan Living
- Unrivalled Views
- Contemporary Design
- Immaculately Presented
- No Onward Chain
- Secure Allocated Parking
- EPC = C
- 2 Bedrooms
- 2 Bathrooms

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





ENTRANCE HALL

Providing access to the accommodation with storage cupboard off.

BEDROOM 1

13'7 max x 10'3 (4.14m max x 3.12m)

A bedroom of double proportions with window to the rear elevation and access to the en-suite.

EN-SUITE

With a three piece suite comprising of a shower enclosure, vanity wash hand basin and a low flush WC. Further benefitting from a heated towel rail, tiled flooring, partially tiled walls and recessed spotlights.

BEDROOM 2

9'11 x 8'7 (3.02m x 2.62m)

A further generous bedroom with window to the rear elevation and a storage cupboard.

BATHROOM

With three piece suite comprising of a panelled bath, wash hand basin and a low flush WC. Further benefitting from recessed spotlights, a heated towel rail and partially tiled walls.

LIVING / DINING KITCHEN

18'8 x 18 (5.69m x 5.49m)

Superb open plan space with ample room for living, dining and cooking with access to the balcony providing superb tranquil views. The kitchen area benefits from grey gloss wall and base units, laminated work surfaces and splashback. Integrated appliances include an Electric Hob, Electric Oven, Extractor and a composite sink unit with further plumbing for an Automatic Washing Machine.

BALCONY

With superb views over the River Hull.

PARKING

With an allocated space within the secured car park.

COMMUNAL COURTYARD

Communal external space accessed via the 1st floor with views over the River Hull.

GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of electric fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Leasehold.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken



any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT), Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.



GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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