



Old Harbour Court, Hull, HU2 8HZ
£750 Per Calendar Month



Platinum Collection

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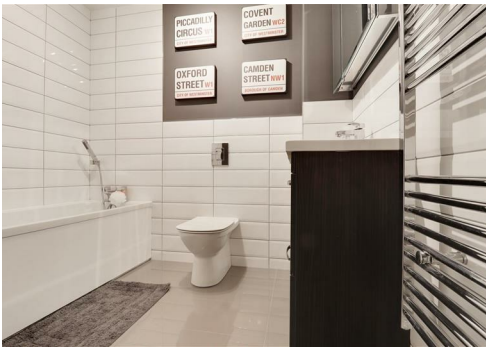
This stunning two-bedroom city centre apartment is presented to the highest of standards throughout, offering a sleek and contemporary feel. The property features an impressive open-plan living kitchen, ideal for modern living and entertaining. Both bedrooms are generously proportioned, complemented by stylish, modern bathrooms. Further benefits include off-street parking, providing added convenience in this sought-after location.



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Key Features

- Parking Available (Negotiation)
- Stunning First Floor Apartment
- 2 Bedrooms
- Open Plan Living Kitchen
- Contemporary Design Throughout
- Available Immediately
- City Centre Location
- EPC =
- Available Furnished £750pcm - Parking Included
- Available Unfurnished £700pcm - No Parking (apply for council permit)



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

LOCATION

Ideally located in the heart of the "old town" of Hull and all its ever growing amenities and within a short walk of 'The Deep', Humber Street, Hull Marina, Ice Arena, Princes Quay and St.Stephens Shopping Centre.

Easy driving access to Castle Street, A63 and to M62 motorway.

COMMUNAL ENTRANCE

With stairs and a lift to access the accommodation.

ENTRANCE HALL

Providing access to the accommodation

LIVING DINING KITCHEN

Modern open space with a fitted kitchen, dining space and a living room with great views.

BEDROOM 1

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

EN-SUITE

With a shower enclosure, vanity wash hand basin and a WC.

BEDROOM 2

A single bedroom with window to the rear elevation.

BATHROOM

With panelled bath, low flush WC and a vanity wash hand basin.

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of an electric 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 . (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.

TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£173.07). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.





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