



Chandlers Court, Hull, HU9 1FB
Offers Over £95,000


**Philip
Bannister**
Estate & Letting Agents

Chandlers Court, Hull, HU9 1FB

Key Features

- NO ONWARD CHAIN
- Two Bedrooms Of Excellent Proportion
- Ideal For The First Time Buyer And The Busy Professional
- City Centre Amenities And Marina Just A Stroll Away
- Lounge, Kitchen, En Suite Shower Room.
- Bathroom and Allocated Parking
- Early Viewing Is A Must
- EPC - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(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		

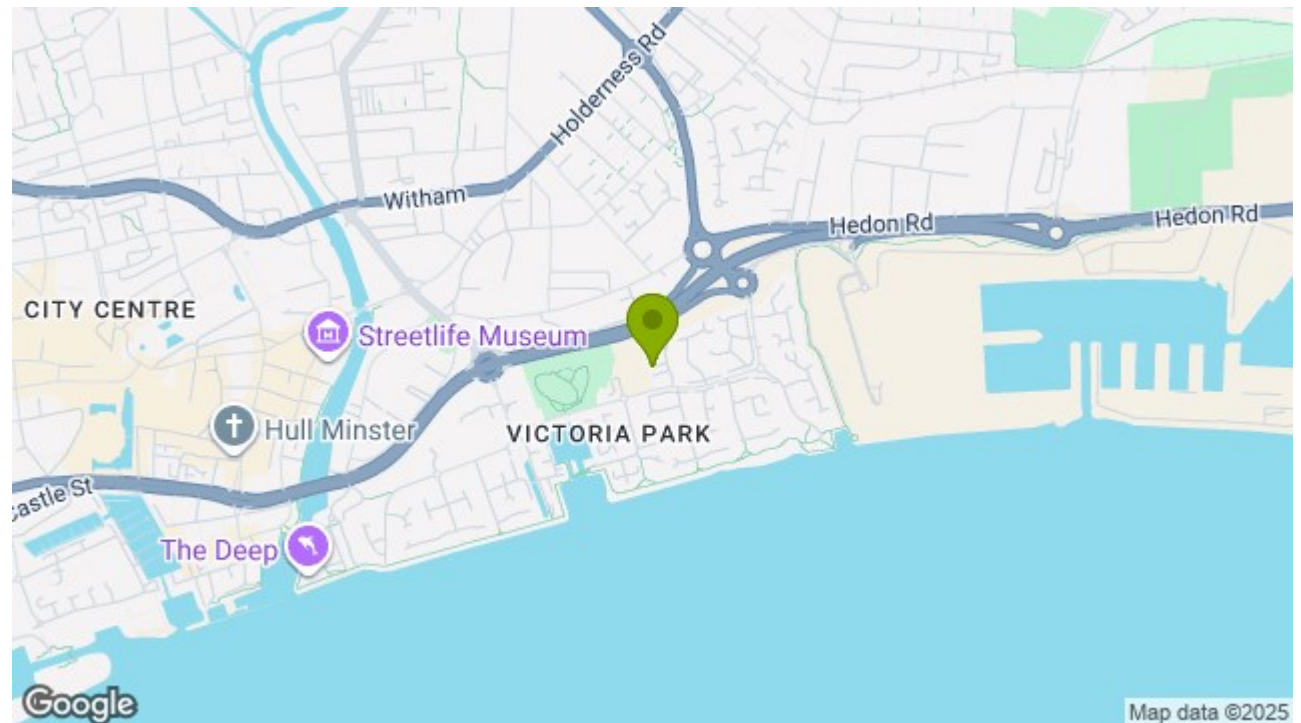
ATTENTION FIRST-TIME BUYERS & INVESTORS!

A well-presented two-bedroom second floor apartment situated within the ever-popular Victoria Dock development. Offered with no onward chain, this property represents an excellent opportunity and early viewing is strongly recommended to avoid disappointment.

Ideally located close to Hull city centre, the apartment benefits from excellent local amenities and convenient transport links.

The property comprise communal entrance hall with security system, private entrance hall, lounge, kitchen, two bedrooms (main with an ensuite shower room) and separate bathroom. Outside are communal areas with a parking space.

Call us today to arrange your viewing - properties in this location and at this price are in high demand and won't be available for long!





Central Hull - Description

Ideally located on the popular Victoria Dock development of Hull and all its ever growing amenities and within a short walk of 'The Deep', Humber Street, Hull Marina, Bonus Arena, Ice Arena, Princes Quay and St.Stephens Shopping Centre. Easy driving access to Castle Street, A63 and to M62 motorway.

COMMUNAL ENTRANCE HALL

with intercom security system and post boxes.

PRIVATE ENTRANCE HALL

with entrance door and two storage cupboards.

LOUNGE

11'1 x 14'9 (3.38m x 4.50m)

with double glazed angle bay window to the rear elevation, and economy seven heater.

KITCHEN

6'4 x 10'3 (1.93m x 3.12m)

with a range of base and wall units, laminate work surfaces, drawers, oven and hob, extractor hood, sink unit, splash back tiling and plumbing for automatic washing machine and double glazed window to the side elevation

BEDROOM 1

11'7 x 8'11 (3.53m x 2.72m)

with double glazed window to the rear elevation

ENSUITE SHOWER ROOM

with a three piece suite, comprising shower in cubicle, wash hand basin and w.c.

BEDROOM 2

8'5 x 8' (2.57m x 2.44m)

with double glazed window to the rear elevation

BATHROOM

with a three piece white suite, comprising panelled bath, wash hand basin, w.c., heated towel rail and laminate flooring

EXTERNAL

Communal outdoor space and parking

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of Electric heating system.

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

SECURITY - The property has the benefit of an intercom security system.

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.

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.

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.

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.

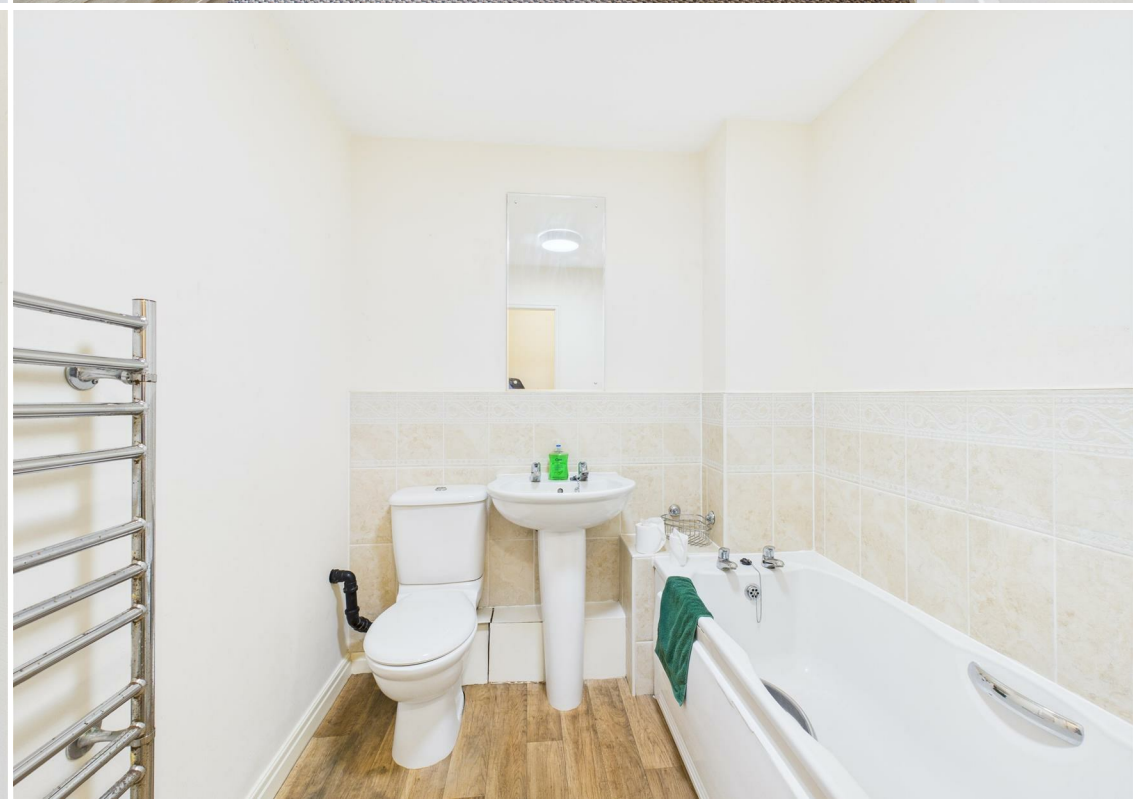
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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)

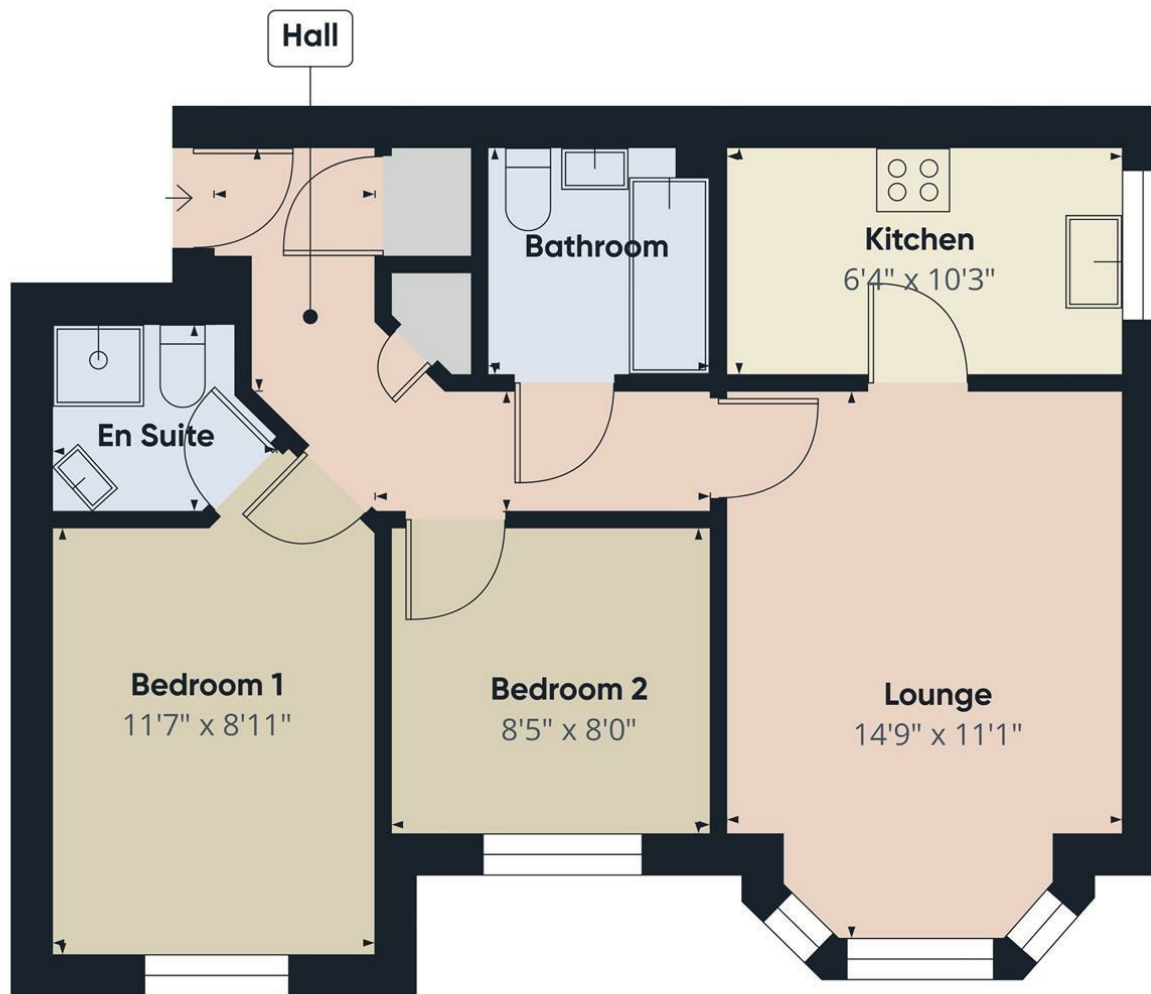
AML.

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.

TENURE.

We understand that the property is Leasehold





Approximate total area^m
536 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

Philip Bannister
Estate & Letting Agents