



Apartment 19 Freedom Quay, Railway Street, Hull HU1 2BE

FOR SALE - Guide Price £175,000

Haller Evans

Chartered Surveyors

Second Floor Apartment with Balcony / Superb Marina Views / Contemporary Open Plan Lounge / Spacious Double Bedroom Attractive Kitchen with Integrated Appliances / Immaculately Presented / Residents Parking Permit Scheme / No Chain

This luxury apartment is ideal for first time buyers, working professionals and investors, enjoying superb views over the Marina and towards the River Humber and is in an extremely convenient location for local amenities, including restaurants, bars and city centre shops.

Situated within the prestigious Freedom Quay development overlooking the Marina, this impressive apartment is only a short walk away from the Fruit Market area and Humber Street, with a wide range of bars, restaurants, independent retailers, cafe, art and music venues. Hull's Old Town museums and Victoria Pier are also within easy reach.

Good public transport links are available, with easy road access to all parts of the City and surrounding villages and the apartment benefits from easy access to the A63/M62 motorway network.

A secure intercom entry leads to the spacious and light communal entrance area, with access to the apartment via stairs and lift. The accommodation briefly comprises entrance hall, spacious open plan lounge overlooking Marina, quality fitted kitchen with integrated appliances, excellent sized double bedroom with fitted wardrobes, modern bathroom and storage space.

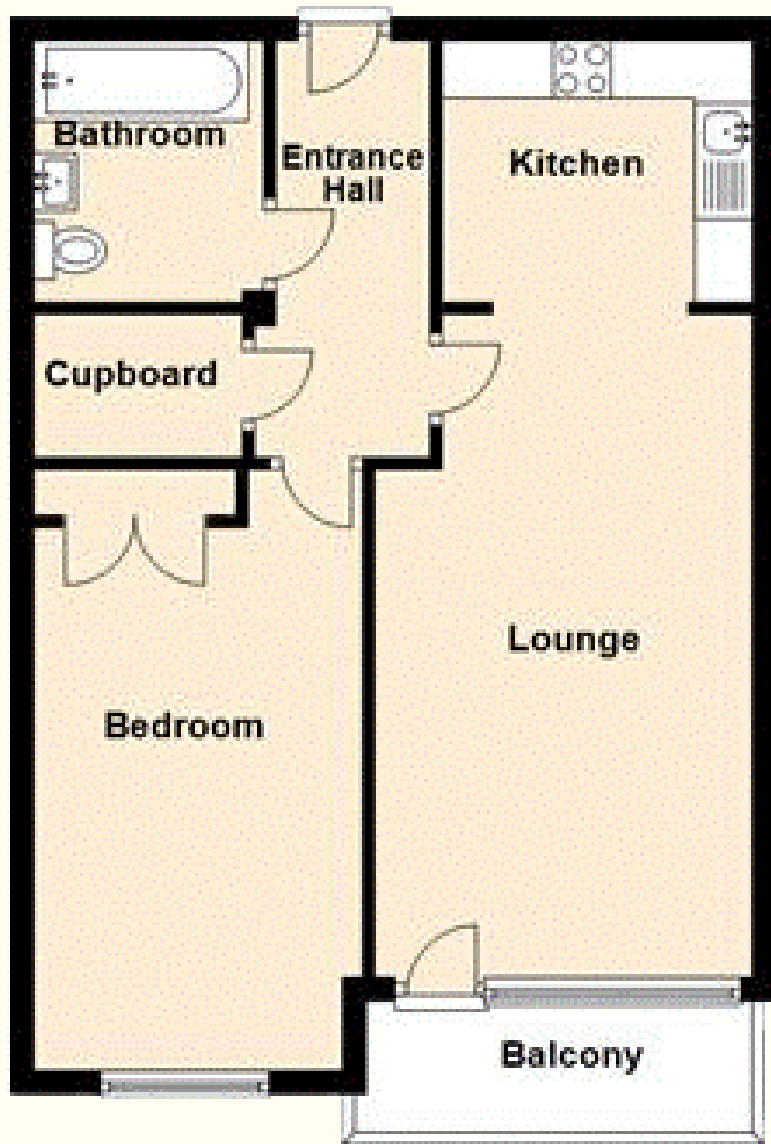
Accommodation

Communal Entrance Area	With secure key-code and fob entry giving access to spacious entrance area with stairs and lift access to upper floors.
Private Entrance Hall	Spacious entrance hall with intercom entry, wood flooring, useful storage room off with plumbing for washer and hot water cylinder
Open Plan Living Room & Kitchen	4.33m x 3.26m (14.2 ft x 10.7 ft) & 2.69m x 2.17m (8.8 ft x 7.1 ft). Spacious living area with picture full length windows providing excellent views over the Marina and beyond. Fully glazed door opening on to balcony area with decking and glass balustrade. Fitted grey carpet to living room. The kitchen is fitted with wood flooring and comprises a good range of cream, gloss-fronted base, wall and drawer units, sink unit, quality worktops, Neff electric oven and hob with overhead extractor hood, integrated fridge-freezer and dishwasher.
Bedroom	5.11m x 2.84m (16.7 ft x 9.3 ft). Spacious double bedroom with picture window overlooking Marina, quality gloss fronted fitted wardrobes, grey carpet
Bathroom	2.22m x 1.69m (7.3 ft x 5.5 ft). Modern white suite comprising bath with shower over and screen, wash hand basin with mixer tap, concealed flush wc, ceiling spotlights, tiled flooring and part tiled walls, heated towel rail, inset shelf and wall mirror, shaver point.
Heating	Electric central heating system with panel heaters throughout.
Double Glazing	The property is fully double glazed.
Services	Mains electricity, water and drainage are available.
Parking	On street parking permits are available from Hull City Council for an annual fee.
Council Tax	We understand from Internet enquiry that the property is in Band B for Council Tax purposes. The Local Authority is Kingston upon Hull City Council.
Energy Performance Rating	B
Tenure	The property is available Leasehold. The lease term is 250 years from 28/11/08. Service Charge & Ground Rent - to be advised
Viewings	For more information and to view please contact Haller Evans Tel 323033 or info@hallerevans.com

Hull 66 - 68 Humber Street, HU1 1TU

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Total area: approx. 52.4 sq. metres (564.1 sq. feet)



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