



209 Phoenix House, High Street, Hull, HU1 1NR

**FOR SALE - Guide Price £69,500**

**Haller Evans**

Chartered Surveyors

# Ideal for Investor or First Time Buyer / Central Old Town Location / Second Floor Apartment

## Private Resident Parking / Attractive Communal Gardens / NO CHAIN

The property is located within a courtyard development at the junction of High Street and Alfred Gelder Street and is in an excellent location, within the Museum Quarter, in Hull's historic Old Town. A wide range of amenities are available within easy reach, including a good range of shops, bars and restaurants. There is easy access to the A63/M62 motorway network and a mainline train station.

This second floor apartment with lift access has the benefit of UPVC double glazing, Economy 7 electric heating, private resident parking, and a communal courtyard garden. Briefly comprises entrance hallway, good sized open plan living/kitchen, one double bedroom and a recently modernised shower room.

- Communal Entrance** Secure intercom entry system to communal hallway, giving lift and stairs access to upper floors, with secure entry code door to each floor.
- Entrance Hall** Main entrance door giving access to the lounge/kitchen, bedroom and bathroom, vinyl flooring, built-in storage cupboard, cupboard housing boiler for hot water.
- Lounge** 4.7m x 2.9m max (15.4ft x 9.5ft max). Open plan with kitchen, newly carpeted flooring, electric heater, large uPVC double glazed window frame overlooking Alfred Gelder Street and part of River Hull and the John Venn Bridge. The lounge gives access to the kitchen, which is partly partitioned by a feature brick wall.
- Kitchen** 3.7m x 1.9m max (12.1ft x 6.2ft). Open plan with lounge, range of fitted wall and base units, laminate work surfaces, vinyl flooring, stainless steel sink, space for a washing machine and fridge freezer, oven with electric cooker point
- Bedroom** 2.9m x 2.9m max (9.5ft x 9.5 ft max). A double bedroom with fitted wardrobes, uPVC double glazed window overlooking Alfred Gelder Street and part of River Hull, newly carpeted flooring, electric heater.
- Shower Room** 1.9m x 1.6m (6.2ft x 5.2ft). The recently modernised shower room comprises large walk-in shower, white pedestal wash hand basin and wc, partly panelled walls, vinyl flooring.
- Outside** Well-maintained communal gardens with manicured lawns and planted flower beds and cobbled parking. A parking space permit is provided with this apartment and visitor parking is available.
- Services** Electricity, water and drainage are available.
- Council Tax** We understand from Internet enquiry that the property is in Band A for Council Tax purposes. The Local Authority is Kingston upon Hull City Council.
- EPC Rating** C
- Tenure** The property is available Leasehold and the following details are provided by the Seller
- Term** 999 years from March 2013 (988 years remaining)
- Service Charge April 24/25** £640.60
- Ground Rent:** Not currently levied

Management Company: Phoenix House Management Company Ltd

### Viewing

For more information and to view please contact Haller Evans Tel 323033 or [info@hallerevans.com](mailto:info@hallerevans.com)

Hull 66 - 68 Humber Street, HU1 1TU

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