



Haller Evans

Chartered Surveyors

Apartment 4, Queens Court, 57 Queens Dock Avenue, Hull HU1 3DR

GUIDE PRICE - £70,000

Investment Opportunity / Prime Central Location / Modern First Floor Apartment / Open Plan Living Integrated Kitchen Appliances / Double Bedroom / Intercom Entry System & Lift / Offered with Tenant in Situ



IDEAL INVESTMENT PROPERTY situated in the heart of the city centre and offered subject to tenancy, producing gross income of £7,500 per annum.

This first-floor apartment with open plan living space benefits from lift access and is located near to Queens Gardens, with a wide range of city centre shops, restaurants and bars also within easy reach.

Good public transport links are available, the main train and bus stations being located a short walk away. The property also benefits from good road access to the A63/M62 motorway network.

The apartment is approached via a communal entrance, with stairs and lift access to the apartment. The accommodation briefly comprises entrance hall, open plan living/dining/kitchen with integrated appliances, good sized double bedroom and bathroom.

Communal Entrance Hall	With secure main entrance door to communal entrance hall, with stairs and lift access to upper floors.
Private Entrance Hall	With laminate flooring, electric heater, telephone entry system, useful built-in cupboard with water cylinder and storage space
Open Plan Living Room/Diner/Kitchen	4.3m x 3.83m (14.1 ft x 12.5 ft) plus 3.02m x 2.8m (9.9 ft x 9.1 ft) with Juliet balcony, double glazed full height door and window frame, electric heater, open plan to kitchen with fully fitted base and wall storage units with laminate worktops, stainless steel sink with drainer, electric oven and hob with extractor hood, integrated fridge-freezer, dishwasher and washing machine, laminate flooring to living area and tiled flooring to kitchen
Bedroom	4.29m x 2.74m (14.1 ft x 8.9 ft) Good sized double bedroom with double glazed window frame, electric heater, fitted carpet
Bathroom	2.76m x 1.59m (9 ft x 5.2 ft) With panelled bath with shower over, pedestal wash hand basin and low flush wc, part tiled walls, extractor fan, radiator
Heating	Electric heaters are fitted to all main rooms.
Double Glazing	The property is fully double glazed.
Services	Mains electricity, water and drainage are available.
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	C
Tenure	The property is available Leasehold. 999 year lease commenced 2001 (975 years remaining)
Service Charge	Currently £178.20 per month
Ground Rent	Currently £100.00 per annum
Disclaimer	Any information in relation to the length of lease, service charge and ground rent have been provided by the seller, but we would advise that the buyer make their owner enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.
Viewing	For more information and to view please contact Haller Evans Tel 323033 or info@hallerevans.com

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