

staniford grays



Apartment 4 Kemley House, Hull, HU2 8NY

Offers In Excess Of £90,000



Apartment 4 Kemley House

Hull, HU2 8NY

- LEASEHOLD, with SHARE OF FREEHOLD
- SECURE OWNED GATED PARKING
- WELL SPECIFIED
- NO ONWARD CHAIN
- TENANTED INVESTMENT OPPORTUNITY
- CITY CENTRE APARTMENT
- CLOSE TO AMENITIES
- TWO BEDROOMS
- SECURE ENTRANCE

INVESTOR OPPORTUNITY (TENANTED WITH RENT OF £475 PCM)

LEASEHOLD with share of FREEHOLD, 2 BEDROOM CORNER APARTMENT WITH OWNED PARKING SPACE.

We are proud to offer for sale this first floor apartment in the very heart of Hull's regeneration programme. A highly specified converted apartment part of the Kemley House development. This Corner position apartment with City Scape vistas of Hull's £180 million pound St Stephen's Centre development.

Carefully planned living accommodation briefly comprises of: Communal Entrance with video security intercom system, Open Plan Lounge with Dining Area, fitted Kitchen with built-in appliances, Double Bedroom with fantastic views and modern fitted Bathroom with shower with a further second Bedroom also.

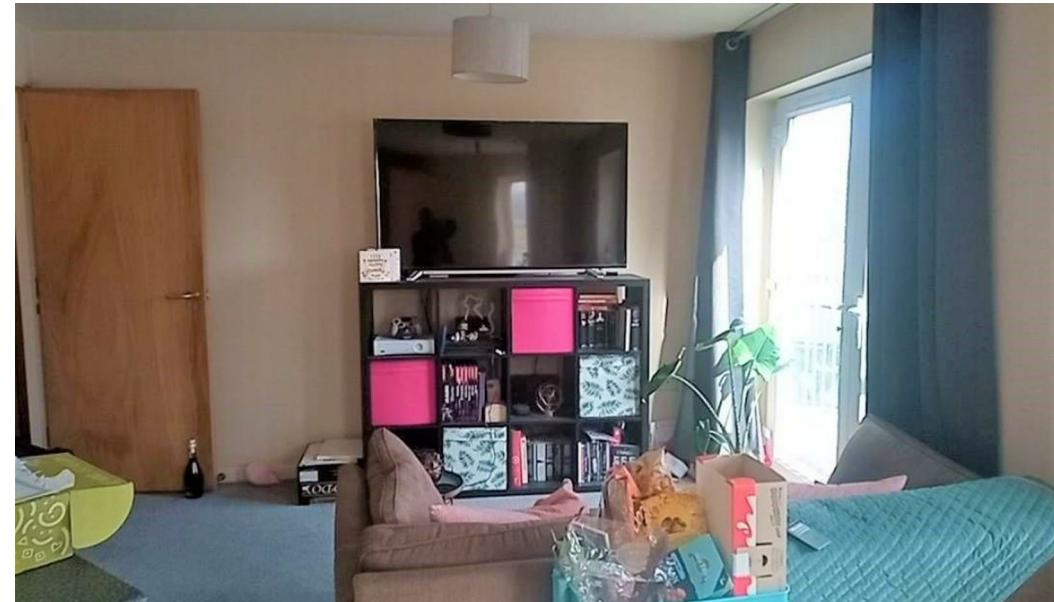
Within a stones throw of all the amenities city centre living has to offer and ideally located close to the recently renovated Hull Paragon Interchange this apartment truly embodies lifestyle and location.

The property benefits from elevator access to all floors. Invaluable owned PARKING SPACE in this city centre location. uPVC double glazing and electric panel heating.

Offered with NO CHAIN INVOLVED AND OFFERS INVITED comes highly recommended for viewing.



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COMMUNAL ENTRANCE

with video entry/intercom system, individual mail boxes, stairs and lift to above floors and access to a secure private car park.

PRIVATE ENTRANCE HALL

Leading to reception rooms and bedroom spaces.

LOUNGE

with fitted carpets, uPVC double glazed French doors and Juliet style balcony, TV aerial point, multiple power sockets, light point and electric panel heater.

DINING AREA

Open Plan to Lounge and Kitchen

KITCHEN

Contemporary style kitchen with fully integrated appliances comprising beech effect fitted wall and floor units with halogen spot lights beneath. Integrated appliances including CDA dishwasher, automatic washer/dryer, fridge/freezer, electric oven and four ring hob, stainless steel extractor chimney hood. Stainless steel single drainer sink unit. Contrasting laminate roll top work surfaces and complimentary tiling to splash back areas. Recessed halogen spot lights above.

BEDROOM 1

with TV aerial point, telephone point, uPVC double glazed window to the side elevation, multiple power sockets and electric panel heater.

EN SUITE

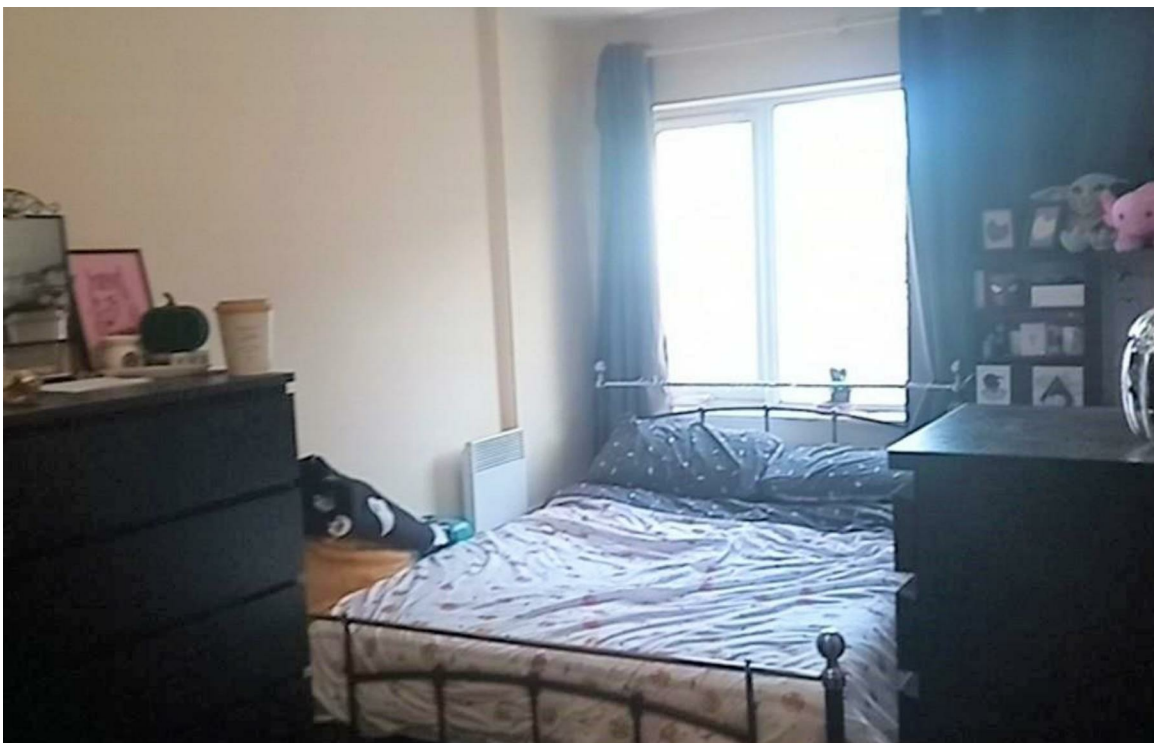
With low level W.C, wash hand basin and walk-in shower with tiling to splash backs.

BEDROOM 2

with TV aerial point, telephone point, uPVC double glazed window to the side elevation, multiple power sockets and electric panel heater.

BATHROOM

with a three piece suite in white comprising of panel bath with chrome overhead shower fittings, fully tiled to ceiling height. Pedestal wash hand basin with tiling to splash back areas and low flush W.C. Heated towel rail.



OUTSIDE

A secure, enclosed parking space is included in the sale. A must have for residents with a vehicle living in this desirable, up and coming city centre location.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Electricity and Drainage are connected.

TENURE

We understand the Tenure of the property to be Leasehold with share of Freehold. Service charges are currently £2882.62 p.a and Ground Rent £500 p.a

VIEWING

Strictly by appointment with sole selling agents, Stanifords.com on Tel: (01482) - 631133
E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS-DISCLAIMER **PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

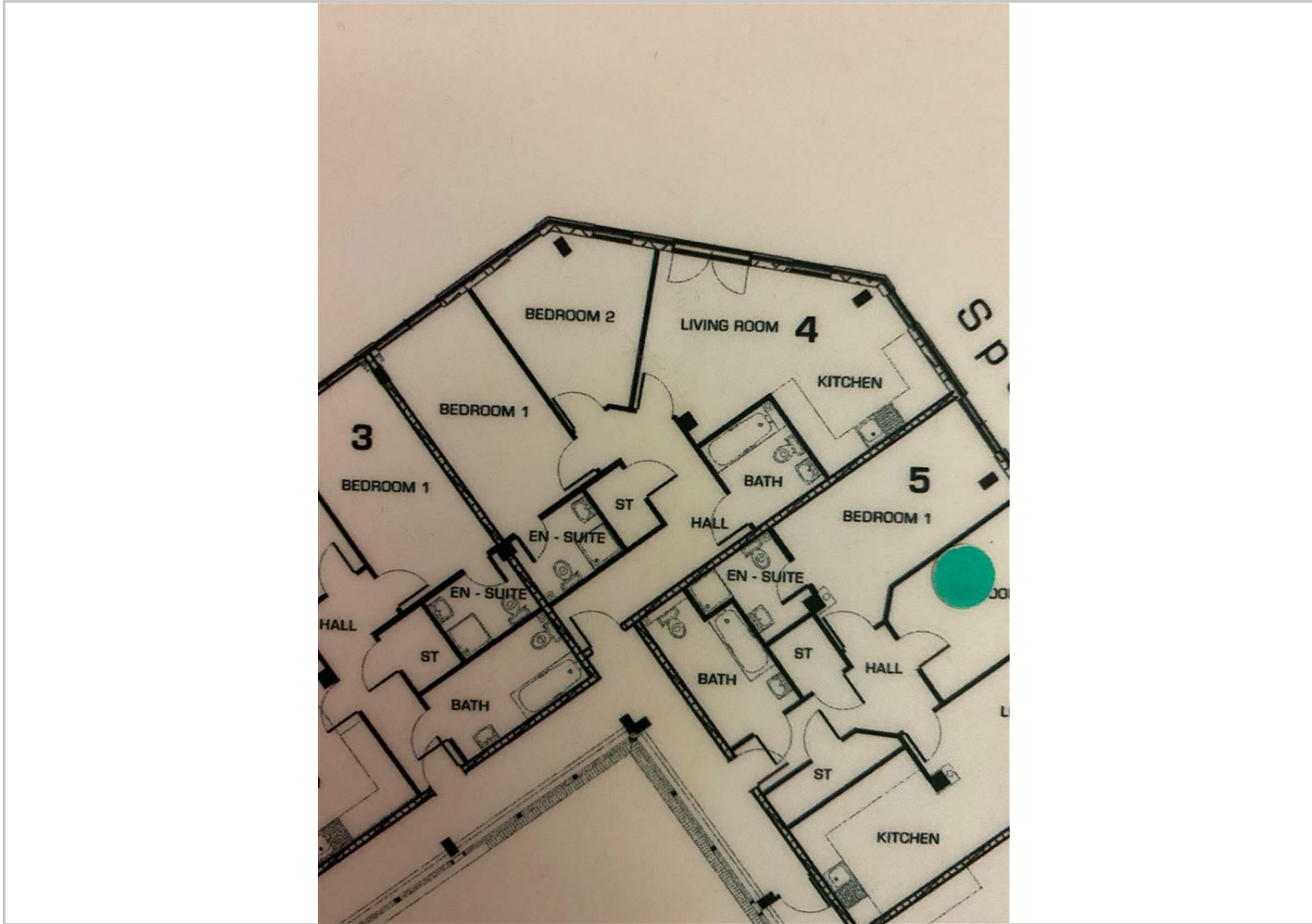
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

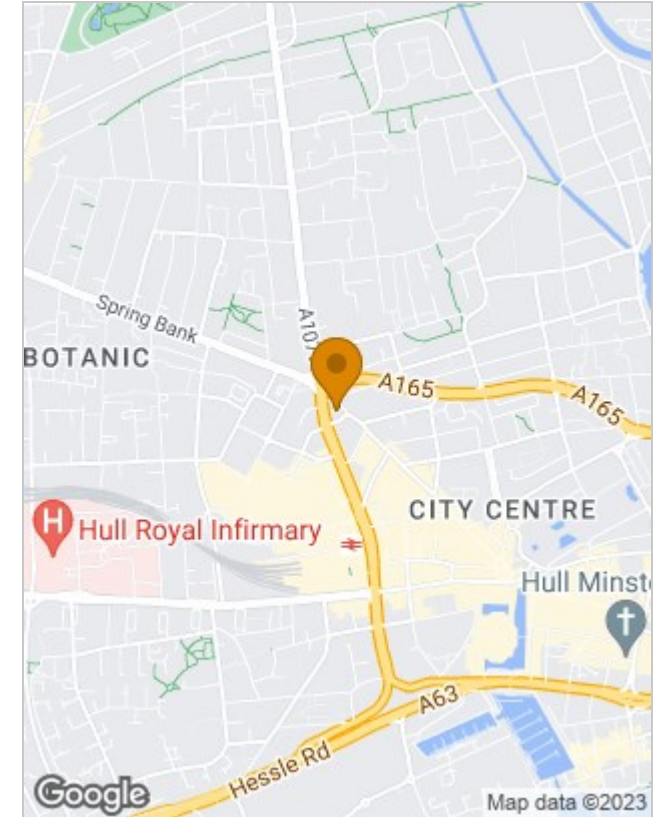
The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



Location Map



Energy Performance Graph

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	

Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.