

staniford
grays



44 Cambridge Street, Hull, HU3 2EB

Offers In Excess Of £40,000





44 Cambridge Street

Hull, HU3 2EB

- LEASEHOLD APARTMENT
- AFFORDABLE OPPORTUNITY
- SIXTH FLOOR
- COSMETIC UPGRADING REQUIRED
- POTENTIAL FOR GOOD RENTAL YIELD
- SOME UPGRADING REQUIRED
- TWO BEDROOMS
- NO ONWARD CHAIN

ATTENTION ALL INVESTORS - A superb opportunity has arisen to purchase a two bedroom apartment (leasehold) located in close proximity to Hull City Centre and Hull Royal Infirmary.

Being situated on Cambridge Street (sixth floor) off Anlaby Road, the apartment offers scope for further improvement internally.

The apartment comprises; Hallway, Lounge Dayroom with panoramic city views, Breakfast Kitchen, 2 double Bedrooms, Bathroom and W.C.

Refurbished communal areas, secure entry and lifts to building. Parking provision is offered externally and communal enclosed Gardens.

Lease information- held on 125 year lease from the 10th of December 1990 with a ground rent levied of £10 per annum and service charge of £430 per quarter (approx.)

AWAITING EPC AND FLOORPLAN

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INFORMAL TENDER

The subject property is for sale by informal tender. The closing date being 12 noon on Friday 8th of November. Any party wishing to make an offer should do so in a sealed envelope clearly marked 'Informal Tender' with the address, 44 CAMBRIDGE STREET, HULL, written on the front of the envelope. All bids should be submitted for the attention of Ben Wright, Staniford Grays Estate Agents, 2 West End Swanland, HU14 3PE. The offer should be clearly identifiable as to what the offer is and any condition under which the offer is made. The vendors will open the offers received with the sole selling agent and the successful party will be informed. The vendors reserve the right to accept the offer which in their opinion is the best offer. The vendors are under no obligation to accept a bid should it not be at an acceptable level to them. The vendors also reserve the right to end the tender process if an acceptable offer is received prior to the closing date. For further tender details please refer to the tender information pack which will be provided upon request. EXCHANGE AND COMPLETION DATES : Target exchange date within 4 weeks and completion date no later than 8 weeks from instructing solicitors.

GROUND FLOOR

COMMUNAL ENTRANCE

Secure access to communal areas. Elevators and stairwell

SIXTH FLOOR

ENTRANCE HALLWAY

LOUNGE DAYROOM

17'10" x 11'5" (5.44m x 3.48m)

KITCHEN

17'6" x 8'4" (5.35m x 2.55m)



BEDROOM 1 13'9" x 10'6" (4.21m x 3.21m)

BEDROOM 2 14'0" x 10'0" (4.29m x 3.07m)

BATHROOM

SEPARATE W.C.

EXTERNAL AREAS

AGENTS NOTE

LAND REGISTRY SERVICE CHARGE AND LEASEHOLD INFORMATION AVAILBLE UPON REQUEST. THE BUILDING FALLS UNDER THE BUILDING SAFETY ACT REGULATIONS.

FIXTURES AND FITTINGS

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

TENURE

We understand the Tenure of the property to be LEASEHOLD with Vacant Possession on Completion.

SERVICES

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

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

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.



Floor Plans



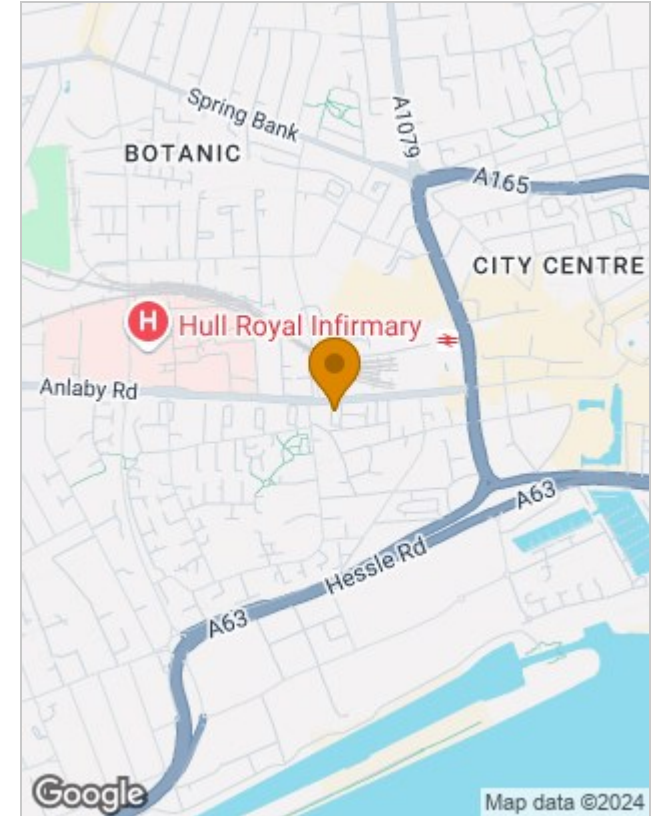
Viewing

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.

2 West End, Swanland, HU14 3PE
 Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		