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Matthew
Limb
MOVING HOME



Apartment 42 Freedom Quay, Railway Street, Hull, Yorkshire, HU1 2BE

📍 Superb Marina Apartment

📍 Spectacular Views

📍 Large Balcony

📍 Council Tax Band D

📍 2 Bedrooms

📍 Immaculately Presented

📍 Secure Designated Parking

📍 Leasehold/EPC = C

£279,300

INTRODUCTION

City living at its best! One of the finest apartments available in Hull City Centre, this luxury 4th floor (top floor) apartment provides spectacular views across the Marina, River Humber and beyond. With numerous restaurants, bars, boutiques, shops, museum quarter and convenient transport links, this stylish property will be attractive to many whether as a permanent residence or a weekend retreat. The property forms part of the prestigious Freedom Quay development on Hull Marina. The apartment itself is accessed via the well maintained light and airy and communal areas, either using a staircase or a lift up to the 4th floor. The private residential entrance door opens to the entrance hall with a picture postcard view through to Hulls landmarks beyond. Originally designed in a 2 bedroomed layout, the owner has altered this into its current format being a one bedroomed home creating a larger living/dining room. The seller undertakes to return the property to its originally designed 2 bedroom layout should a purchaser prefer. Features include a fabulous living space with an open plan quality kitchen that enjoys far reaching views across the masts of the yacht's in the Marina, down Humber Street and towards the Deep, Trinity Church, the tidal barrier and the Humber estuary. The main bedroom is particularly spacious and is served by a stylish en-suite in addition to there being a separate bathroom. Bi-fold doors open to two elevations from the living room plus a door from the bedroom provides access out to the 'wraparound' balcony complete with a Breeze House to one corner which has electrics and heating fitted. The apartment also has the benefit of a secure designated parking position within the undercover car park situated below the building.

ACCOMMODATION

COMMUNAL ENTRANCE WAY

There is a communal entrance with a secure key pad and telecom entry system. Stairs or a lift give access up to the 4th floor and a corridor leads to the entrance door to the subject property.

ENTRANCE HALL

Upon entering the apartment you are afforded a view through the apartment and across rooftops towards The Deep. The hallway has attractive oak flooring and a deep utilities cupboard which houses a washer/dryer, space for storage and the water tank.



OPEN PLAN LIVING ROOM & KITCHEN

21'0" x 24'0" approx (6.40m x 7.32m approx)

This spectacular space provides views to the east across the Marina and to many of Hull's landmarks. This is through a picture window and two sets of bi-fold doors which open to one corner of the room, leading out to the 'wraparound' balcony. The room itself has oak flooring and could be altered at a purchaser request back to its original design providing a second bedroom. This would provide a second bedroom of approximately 13'0" x 7'10" and reducing the living kitchen to approximately 24'0" x 13'0".

The kitchen was upgraded by the current owner and comprises an extensive range of quality high gloss fronted units and includes a large sink with mixer tap, integrated oven, microwave and hob with ceiling mounted extractor hood above, fridge/freezer and dishwasher.

LIVING AREA



KITCHEN AREA



DINING AREA



BEDROOM 1

17'6" x 10'3" approx (5.33m x 3.12m approx)

Up to the face of fitted wardrobes running to one wall having sliding fronts. With a picture window providing fabulous views and a door leading out to the balcony.



BALCONY

A balcony wraps around the apartment and provides some of the most amazing views across the Marina and Hull's landmarks. To one corner lies a Breeze House which has electrics and a heater installed, ideal for enjoying those colder winter nights.



EN-SUITE SHOWER ROOM

A stylish en-suite comprising a shower enclosure, low level W.C., wash hand basin on cabinet, tiling to walls and floor, heated towel rail.



BATHROOM

7'3" x 6'6" approx (2.21m x 1.98m approx)

With contemporary suite comprising bath with shower attachment and screen concealed flush W.C., circular wash hand basin housed upon a plinth, contemporary tiling to walls and floor, heated towel rail.



PARKING AND SECURITY

The communal entrance of the building has a key code or a contactless key fob access together with an intercom system to the apartments. Upon entering the hallway, you will find a letter box situated to the left and a door which opens to the under building parking area. The property comes complete with a designated parking space and entry in and out is via a secure gate with key fob access.

VIEW





TENURE

Leasehold - 250 lease term which started from October 2007.

Ground Rent - £397.52 per annum

Service charge - £3,504.24 per annum Due to be reduced to £292.02 a month from Jan 2024

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

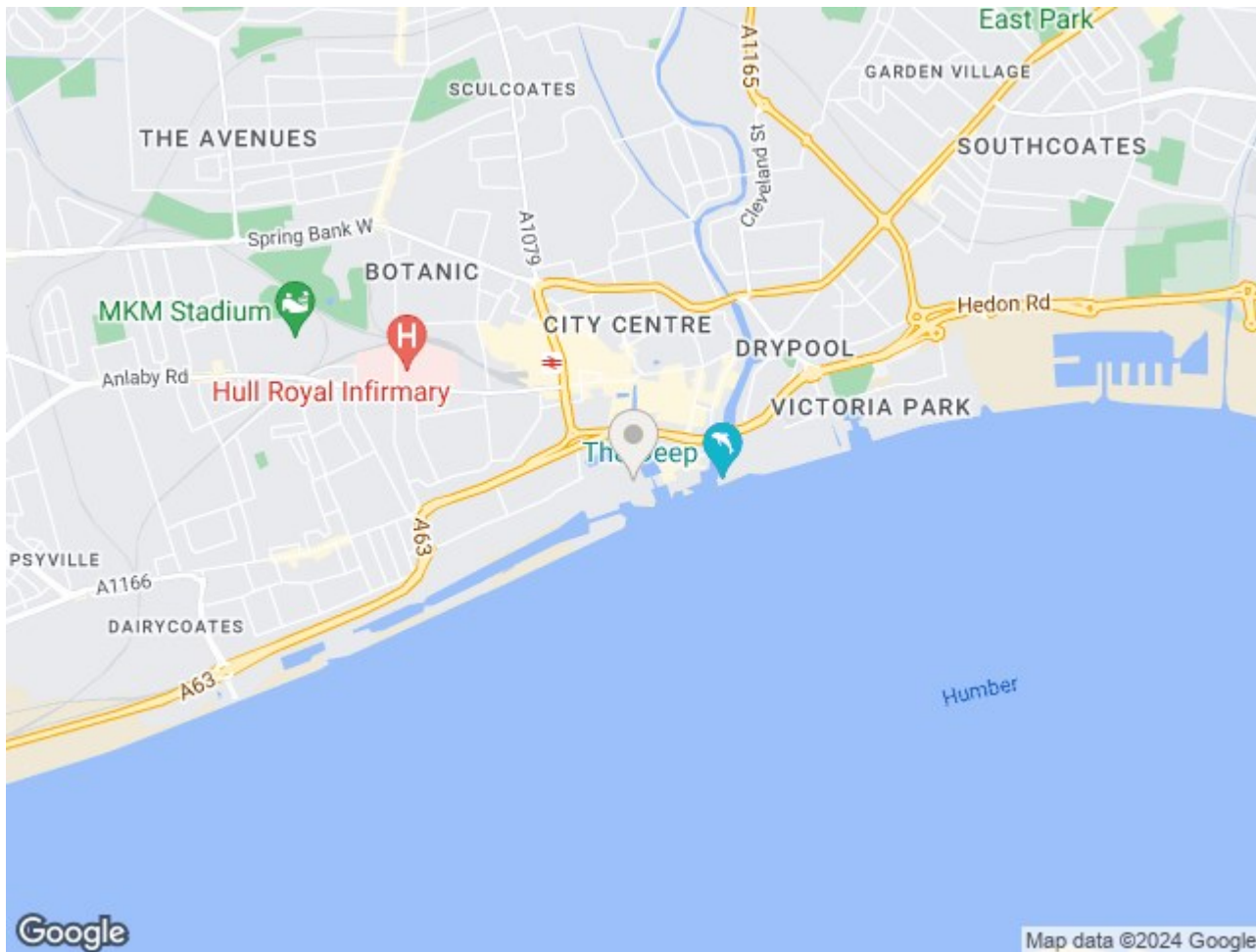
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

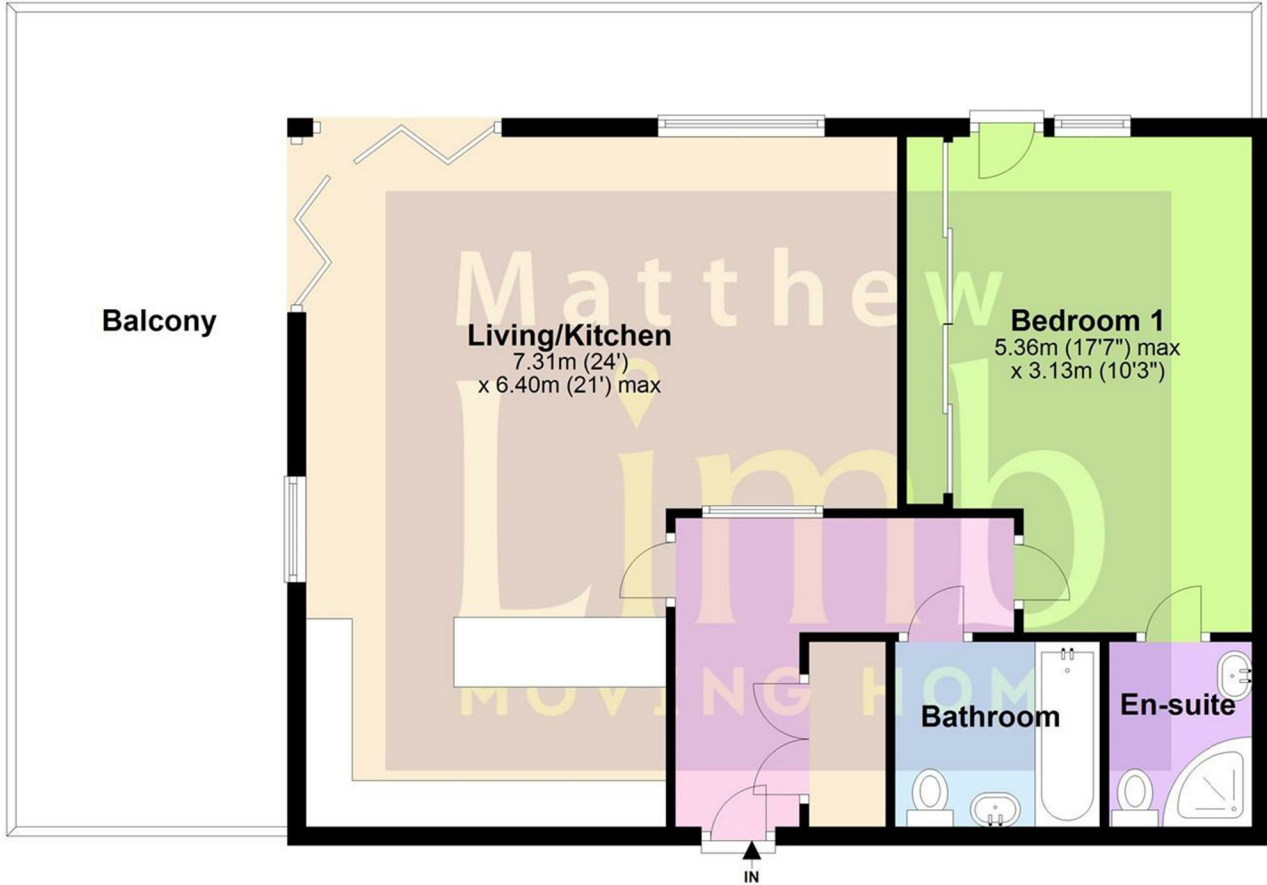
VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Fourth Floor

Approx. 76.4 sq. metres (822.2 sq. feet)



Total area: approx. 76.4 sq. metres (822.2 sq. feet)

