

Whitakers

Estate Agents



Apt 21 Old Harbour Court, Hull, HU2 8HZ

Offers Over £115,000

This two bedroom second floor apartment is offered to the market with NO ONWARD CHAIN, and would make an ideal step onto the property ladder for a first time buyer, or suitable addition to an investor's portfolio.

Old Harbour Court is established within the Old Town conservation area, and enjoys views of the River Hull. To access the complex, residents and visitors enter through a secured communal entrance with telecom system and lift / fixed stairs to the upper levels.

The internal layout of the flat itself comprises : private hallway, open plan living / dining kitchen, two bedrooms - the master with en-suite, and a bathroom furnished with a three-piece suite.

The apartment also benefits from having its own allocated parking space in the resident's carpark.

The accommodation comprises

Communal entrance

With telecom phone system, and lift / fixed staircase to the upper levels.

Private hallway

Wooden entrance door, electric storage heater, built-in storage cupboard, and laminate flooring. Leading to :

Living kitchen / diner 23'5" x 18'8" (7.16 x 5.70)



UPVC double glazed bat window with side door to the balcony, UPVC double glazed window, electric storage heater, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and oven with hob and hood above.

Bedroom one 10'3" x 13'7" (3.14 x 4.15)



UPVC double glazed window, electric storage heater, and laminate flooring.

En-suite



Electric storage heater, partly tiled to splashback areas with laminate flooring, and furnished with a

three-piece suite comprising walk-in shower enclosure, pedestal sink, and low flush W.C.

Bedroom two 9'10" x 8'7" (3.02 x 2.63)



UPVC double glazed window, electric storage heater, built-in storage cupboard, and laminate flooring.

Bathroom



Electric storage heater, partly tiled to splashback areas with laminate flooring, and furnished with a three-piece suite comprising panelled bath, pedestal sink, and low flush W.C.

View from the balcony



Externally



Tenure

The property is held under Leasehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00140270001021

Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - Old Town

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 11 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

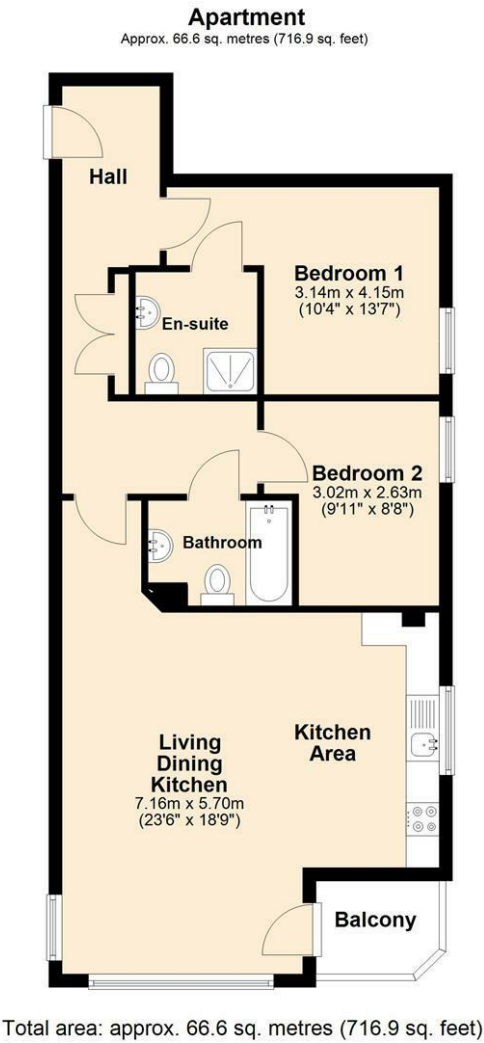
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

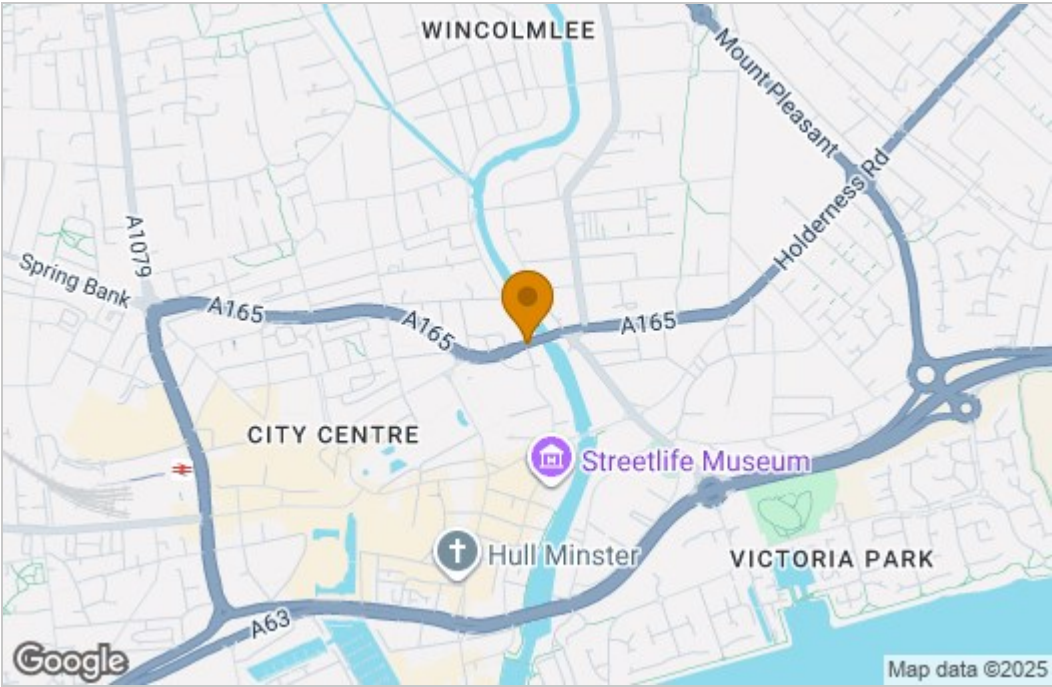
Whitakers Estate Agent Declaration

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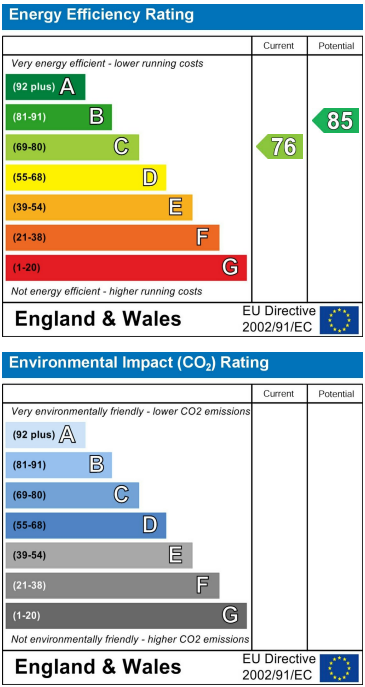
Floor Plan



Area Map



Energy Efficiency Graph



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