

# Whitakers

Estate Agents



## Apartment 4, Station House Apartments Station Road, Hesse,

**£100,000**

### PUBLIC NOTICE

ADDRESS...Apartment 4, Station House Apartments, Station Road, Hesse, HU13 0DW

We are acting in the sale of the above property and have received an offer of £95,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: C

### No Onward Chain!

This neat and tidy ground floor apartment is offered to the market with no onward chain, situated in a gated development in the ever popular town of Hesse, which is well served by a host of amenities, it also enjoys good transport links and boasting great local schools making this a popular option.

The main features include - entrance, lounge, open plan fitted kitchen with some built in appliances, two double bedrooms along with the well appointed family bathroom suite.

Externally there are well kept communal gardens and gated allocated off street parking.

This property would make an ideal first step onto the ladder, neat and tidy and affordable or should also suit downsizers looking to stay in this sought after location.

## Description

The Accommodation Comprises

### Ground Floor

#### Entrance

With wooden front door

#### Hallway

With intercom system and central heating radiator

Lounge 15'0 x 11'0 (4.57m x 3.35m)



Upvc double glazed window and central heating radiator.

Kitchen 10'0 x 8'11 (3.05m x 2.72m)



With a range of floor and eye level units and complimentary work surfaces above, Oven / Hob and Hood above and integrated Fridge Freezer and Dish Washer. Sink with mixer tap and laminate flooring.

Bedroom 1 13'0 x 10'0 (3.96m x 3.05m)



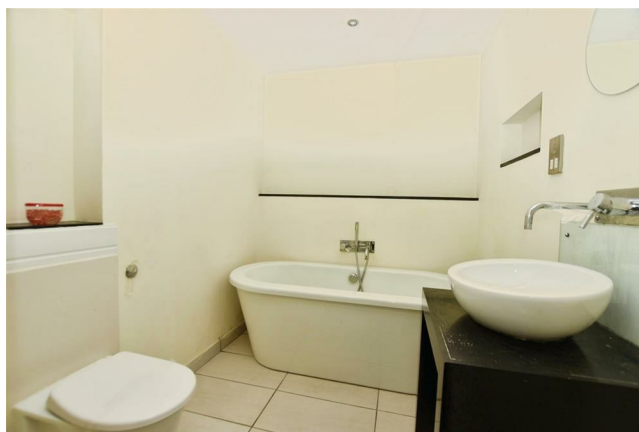
Upvc double glazed window and central heating radiator.

Bedroom 2 12'0 x 9'0 (3.66m x 2.74m)



Upvc double glazed window and central heating radiator.

Bathroom 7'0 x 6'0 (2.13m x 1.83m)



Freestanding bath, low flush toilet and wash basin. Central heating radiator and tiled flooring.

### External



Gated off street allocated parking outside the



apartment and communal gardens which are well maintained.

#### Tenure

Leasehold.

#### Council Tax Band

Council Tax Band C.

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband -

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.

#### 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.

#### Material Information

Construction -

Conservation Area -

Flood Risk -

Mobile Coverage / Signal -

Broadband -

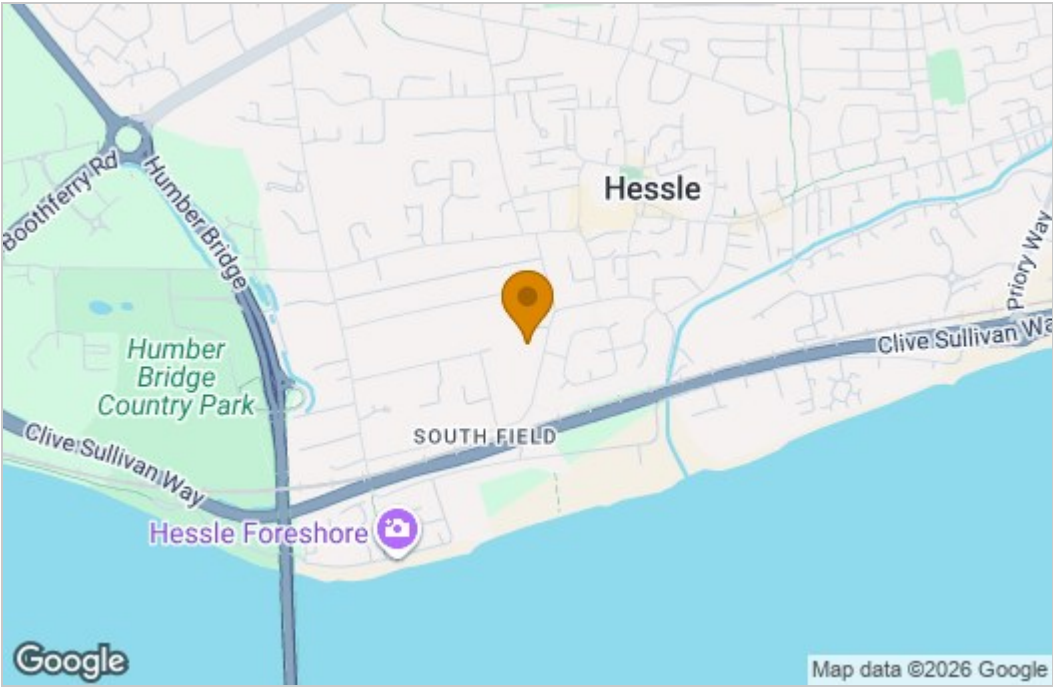
Coastal Erosion -

Coalfield or Mining Area -

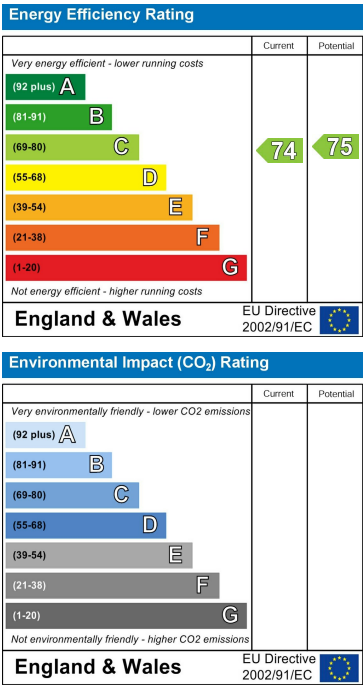
Apartment



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.