



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **The Academy George Street, Hull, HU1 3BA Offers in excess of £120,000**

**OUTSTANDING DEVELOPMENT - MIXTURE OF ONE AND TWO BED APARTMENTS - FINISHED TO THE HIGHEST STANDARD - STUNNING ROOF GARDEN - EXCLUSIVE CITY CENTRE LIVING**

Symonds and Greenham are delighted to bring to the market this outstanding, city centre development. Situated on George Street, these exclusive, city centre apartments are ideally placed for amenities. Within close proximity you will find shops, supermarkets and excellent transport links as well as highly thought of schools. Having benefited from substantial investment in recent years, the city centre has very much become the cultural hub of the city. The bars and restaurants found on the marina and the vibrant Humber Street make the area perfect for those looking to enjoy the hustle and bustle offered by city centre living. The development itself contains 14 apartments that have been finished to the highest standard. The apartments are a mixture of one and two bedrooms and all contain high specification kitchens with in-built appliances, top quality bathrooms and some sublime quirks that can only be found in a building of this age and history. Potential buyers will notice immediately the attention to detail and flair for design that make these unique apartments a credit to the developers involved. Prices range from £125,000 to £165,000 for one beds and the two beds range from £165,000 to £170,000. This particular example is number 15 and is marketed for £125,000. For more information, please contact our office on 01482 444200.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## **GROUND FLOOR**

### **ENTRANCE HALL**

with door to the apartment

### **KITCHEN/LOUNGE/DINER**

A fantastic space that is both bright and modern. The kitchen includes; a range of eye level and base level units with complimenting work surfaces, an integrated hob with an overhead extractor fan, a stainless steel sink and drainer unit, an integrated oven and integrated microwave, an integrated fridge freezer, integrated dishwasher and an integrated washer/dryer as standard.

### **SHOWER ROOM**

With low-level WC, vanity handbasin unit, shower cubicle with overhead shower attachment and tiles to splashback areas

### **BEDROOM**

An excellent sized double bedroom

### **OUTSIDE**

The property benefits from a communal roof garden which provides a sublime outside seating area.

### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band C

### **TENURE**

Symonds + Greenham have been informed that this property is Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

