



SYMONDS + GREENHAM

Estate and Letting Agents



Flat 3, 76 Queen Street, Hull, HU1 1AW

£209,995

PRIME CITY CENTRE LOCATION - SUPERB TWO BEDROOM APARTMENT - OPEN PLAN LIVING - ALLOCATED PARKING - CLOSE TO AMENITIES

This exquisite 2 bedroom apartment, situated on the third floor, offers a superb living experience in the heart of the city centre. With views overlooking the charming old town, this property boasts a spacious and open plan living area, setting the stage for a modern and comfortable lifestyle.

The apartment comprises two well proportioned bedrooms, with the primary bedroom enjoying the luxury of an en-suite bathroom. The property is further complemented by a spacious family bathroom, ensuring convenience and comfort for all residents. For added convenience, the property includes secure allocated parking.

The location of this apartment is truly exceptional, as it's situated in close proximity to Humber Street and the marina, a bustling hub of activity. It's here that you'll discover some of Hull's finest dining and drinking establishments, making it an ideal choice for those who appreciate the culinary delights and vibrant social scene that this historic city has to offer.

Moreover, the property enjoys excellent transport links and is conveniently situated near the various amenities of the city centre, ensuring you have everything you need at your doorstep. This apartment presents an opportunity to experience city living at its finest, with all the modern comforts and conveniences you desire.

DONT DELAY...BOOK YOUR VIEWING NOW!

ENTRANCE HALL

LOUNGE KITCHEN

26'5 x 11'8 max (8.05m x 3.56m max)

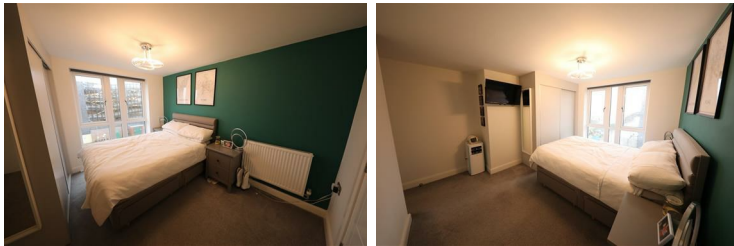
a beautiful open plan living room/kitchen with floor to ceiling windows, offering incredible views over the city; with a range of eye and base level units with complementing work surfaces, breakfast bar, sink basin with drainer unit, integrated oven with induction hob and overhead extractor fan, integrated washing machine, under counter fridge and under counter freezer



BEDROOM 1

11'4 x 9'9 max (3.45m x 2.97m max)

a spacious double bedroom with fitted wardrobes



EN SUITE

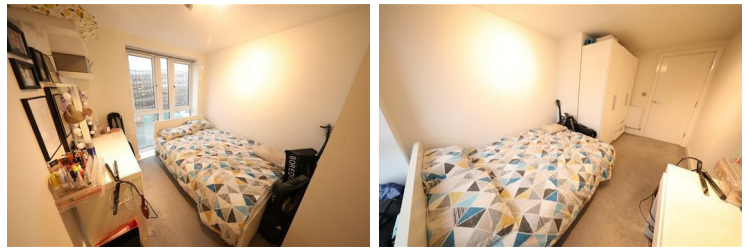
a stylish en suite with low level w/c, sink basin with vanity unit and walk in shower



BEDROOM 2

13'5 x 8'1 max (4.09m x 2.46m max)

another good sized double bedroom



BATHROOM

a spacious bathroom, tiled throughout, with low level w/c, floating sink basin with vanity unit, heated towel rail and panelled bath with overhead shower attachment



OUTSIDE

The property benefits from an allocated parking space



CENTRAL HEATING

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

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

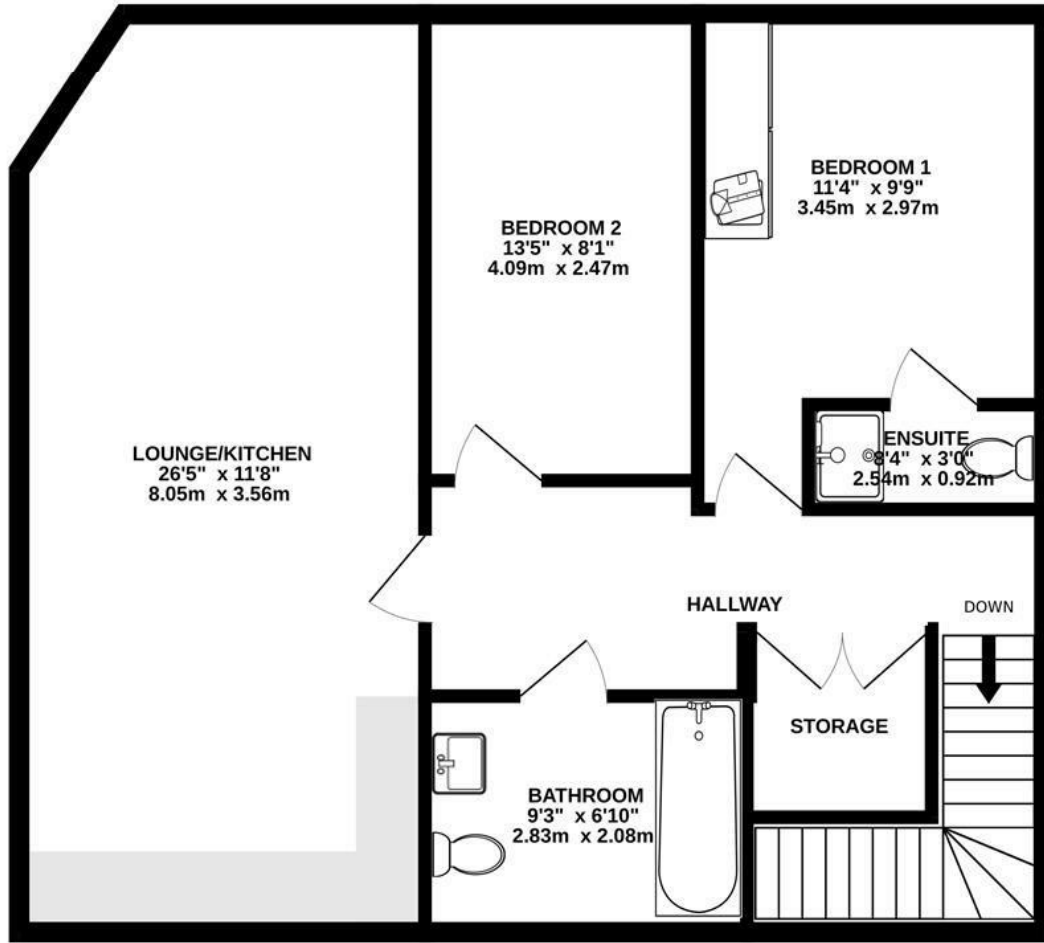
Symonds + Greenham have been informed that this property is Leasehold.

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

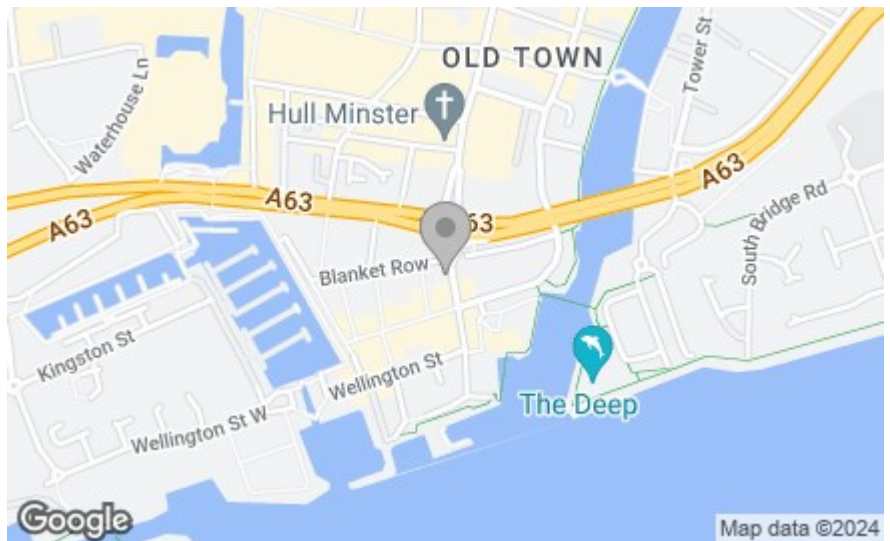
VIEWINGS

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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
83	83

Very energy efficient - lower running costs

(82 plus) **A**

(81-81) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(82 plus) **A**

(81-81) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC