



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **5 Martins Court, Hull Marina, Hull, HU1 1AS Offers over £190,000**

Elevate your lifestyle in this contemporary two-bedroom apartment, situated within the esteemed Fruit Market development...an enviable address capturing the essence of urban living in the vibrant city of Hull.

Designed for first time buyers, working professionals, the discerning investor or those seeking a dynamic city lifestyle, this residence seamlessly blends the convenience of city living with a distinct community ambiance. Positioned within a leisurely stroll of the City Centre, Humber Street, and the Marina, residents have access to exceptional shopping, dining, and recreational pursuits.

Step through your private front entrance into a thoughtfully designed space, featuring a first-floor open-plan kitchen/living area, two bedrooms, and a stylish bathroom. The property also boasts the added luxury of secure courtyard parking within a designated carport, ensuring both convenience and peace of mind. For additional flexibility, secure on-street parking permits are available from Hull City Council for an annual fee, making this residence the epitome of sophisticated, city-centric living.

**DON'T MISS OUT.....BOOK YOUR VIEWING TODAY!!!**

## LOCATION

Embrace waterfront living at Hull Marina! This property offers a unique lifestyle in a coveted location, with stunning views and easy access to Humber Street and the city's vibrant amenities. Enjoy the convenience of nearby shopping, dining, and recreational activities, creating the perfect blend of urban excitement and tranquil marina ambiance.



## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor

### FIRST FLOOR

### KITCHEN/LOUNGE/DINER

20'0" max x 11'1" max (6.10m max x 3.38m max)

A superb and spacious open plan living space ideal for relaxing or entertaining guests



### KITCHEN

7'4" max x 9'7" max (2.24m max x 2.92m max)

This contemporary kitchen is equipped with sleek grey gloss base, wall, and drawer units featuring a stylish handle-less design. The concrete effect composite work surfaces, complemented by matching upstands, enhance the modern aesthetic. A composite black sink with a mixer tap adds sophistication. Premium Neff integrated cooking appliances, including an electric oven and induction hob with an overhead extractor hood, elevate the culinary experience. Further conveniences include a washer/dryer, dishwasher, undercounter fridge, and freezer, all seamlessly integrated and by Neff.



### LOUNGE

The space is illuminated by UPVC glazed windows overlooking the courtyard and there is an overstairs storage cupboard



### DINING



### BEDROOM ONE

9'7" max x 9'8" max (2.93m max x 2.95m max)

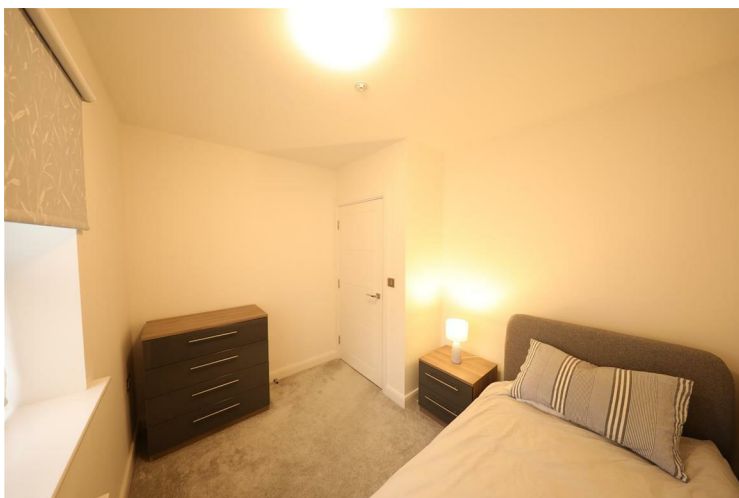
An excellent sized double bedroom with fitted wardrobes



### BEDROOM TWO

8'0" max x 9'8" max (2.45m max x 2.97m max )

A second good size double bedroom



### SHOWER ROOM

Step into luxury in this fully tiled bathroom retreat. The white suite includes a stylish vanity sink with a mixer tap, a wall-hung toilet, and a spacious shower enclosure with double sliding doors for easy access. Experience the indulgence of a mixer shower with a rain head and a separate handset. Tiled flooring adds a touch of sophistication, and a chrome towel radiator completes the modern look. Elevate your daily routine in this chic and functional space, where every detail is designed for comfort and style.



### PARKING

Enjoy the epitome of convenience with your exclusive covered parking space in a secure gated courtyard—a dedicated haven for one vehicle that ensures both protection and accessibility. Elevate your urban lifestyle with the option to secure an additional on-street parking permit through Hull City Council for a nominal annual fee. This thoughtful provision not only adds flexibility for an extra vehicle but also reflects the seamless fusion of security and practicality.



### CENTRAL HEATING

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

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

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

Annual ground rent review period (years): 1, Annual service charge: £546, Annual service charge review period (years): 1, Service charge description: Payable Quarterly @ £136.50, Length of lease (remaining): 995 years 2 months.

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

### COUNCIL TAX BAND

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

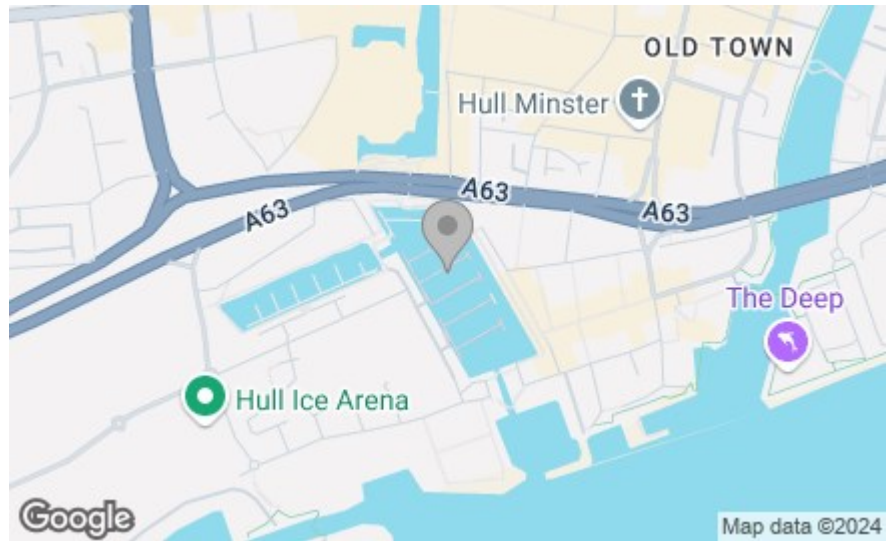
### VIEWINGS

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.

# First Floor



Energy Efficiency Rating		Current	Potential
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	80	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		