



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 17 Flaxdale Court Lowdale Close, Hull, HU5 5DR £65,000

NO ONWARD CHAIN - FIRST FLOOR APARTMENT - ALLOCATED PARKING - QUIET, RESIDENTIAL LOCATION

Presenting this lovely two bedroom first floor apartment nestled in a tranquil residential location, offering the perfect blend of comfort and convenience. Situated in a quiet neighbourhood, this property boasts allocated parking and access to a communal garden, providing a serene outdoor retreat.

Upon entering, you are greeted by two ample sized bedrooms, offering comfortable living spaces for relaxation and rest. The property also features a well appointed bathroom, ensuring convenience for daily routines. The spacious living room is bathed in natural light, creating a bright and airy ambiance ideal for unwinding or entertaining guests. Adjoining the living room is the kitchen, providing a functional space for meal preparation.

While the property has been well looked after, a degree of modernisation is required, presenting an opportunity for the new owners to add their personal touch and style.

In summary, this charming two-bedroom first floor apartment offers a comfortable and inviting living space in a peaceful residential setting, with the added benefits of allocated parking and access to communal amenities.

DONT DELAY...BOOK YOUR VIEWING NOW!

## ENTRANCE HALL

## LIVING ROOM

16'0 x 13'7 max (4.88m x 4.14m max)

a spacious, well lit living area with fitted units



## KITCHEN

8'0 x 7'2 max (2.44m x 2.18m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with electric hob and overhead extractor fan, plumbing for washing machine and space for fridge freezer

## BEDROOM 1

11'0 x 9'9 max (3.35m x 2.97m max)

with fitted wardrobes



## BEDROOM 2

9'9 x 6'5 max (2.97m x 1.96m max)

with fitted units



## BATHROOM

with low level w/c, pedestal sink basin and panelled bath



## OUTSIDE

The property benefits from communal gardens



## PARKING

The property comes with an allocated parking space



## COUNCIL TAX BAND

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

## 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

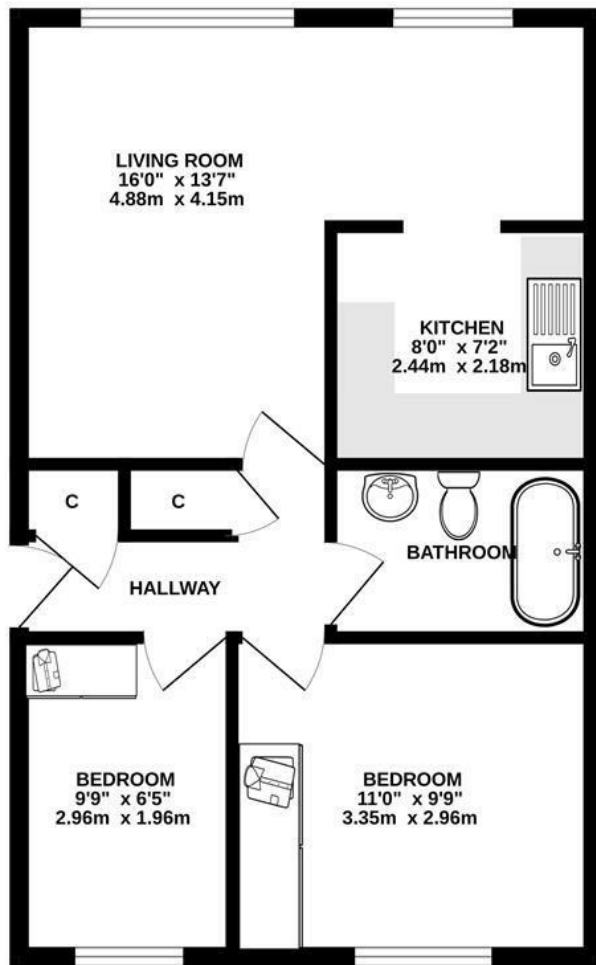
Symonds + Greenham have been informed that this property is Leasehold.

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

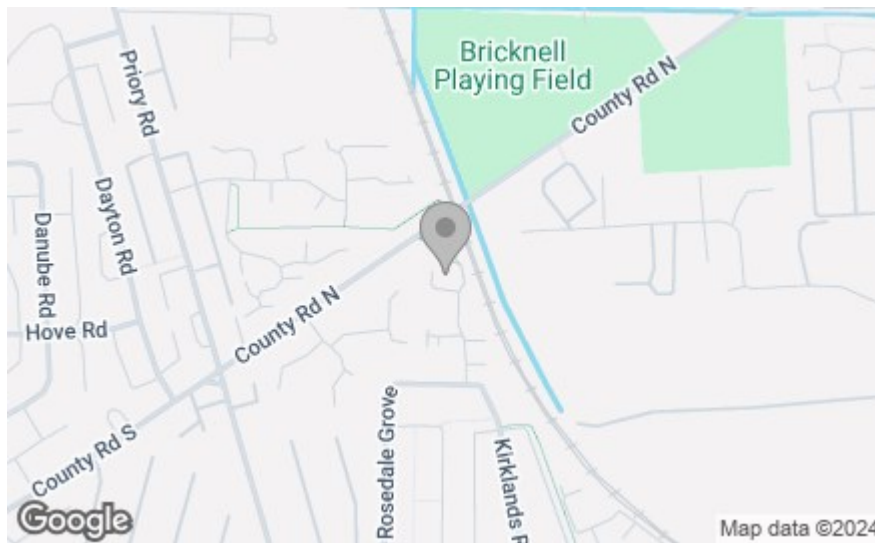
## VIEWINGS

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
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	77	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		