



SYMONDS + GREENHAM

Estate and Letting Agents



15 De Burton Court, Hull, Yorkshire HU12 8NZ

£450

CALL NOW TO VIEW!
IMMACULATELY PRESENTED FIRST FLOOR STUDIO APARTMENT
MOST FURNISHINGS INCLUDED!

This first floor studio apartment is located in the market town of Hedon, home to well regarded schools and a host of local amenities including super-markets, restaurants and public houses. The property is located on the first floor of the apartment complex and internally comprises lounge/bedroom area, kitchen, walk in wardrobe and shower room. The property includes most of the furnishings shown in the photos including sofa/bed, tables and fridge/freezer left as a goodwill gesture.

There is a one week holding deposit on the property of £100 which is refunded following successful referencing. Deposit is one months rent in advance and so full cost following successful referencing for the property would be £900.

EPC rating D

GROUND FLOOR

COMMUNAL ENTRANCE HALL

with stairs to first floor

FIRST FLOOR

with door to flat.

LOUNGE/BEDROOM AREA

14'7 max x 8'7 max (4.45m max x 2.62m max)



KITCHEN

8'7 max x 5'11 max (2.62m max x 1.80m max)

with eye level and base level units with complimenting work surfaces, stainless steel sink and drainer unit, plumbing for washing machine, space for cooker and space for fridge-freezer



WALK IN WARDROBE

8'6 max x 3'10 max (2.59m max x 1.17m max)

with door to...

SHOWER ROOM

8'6 max x 4'1 max (2.59m max x 1.24m max)

with low level WC, vanity hand basin, shower cubicle with over head shower, tiled to splash back areas.



OUTSIDE

To the rear of the property is a communal parking area.

TENURE

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

Lease term: 120 Years from 1st May 1981

Ground rent: £30 per annum

£10 per annum for common parts electricity (as of July 2017)

£160 per annum for block insurance (as of July 2017)

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

COUNCIL TAX BAND

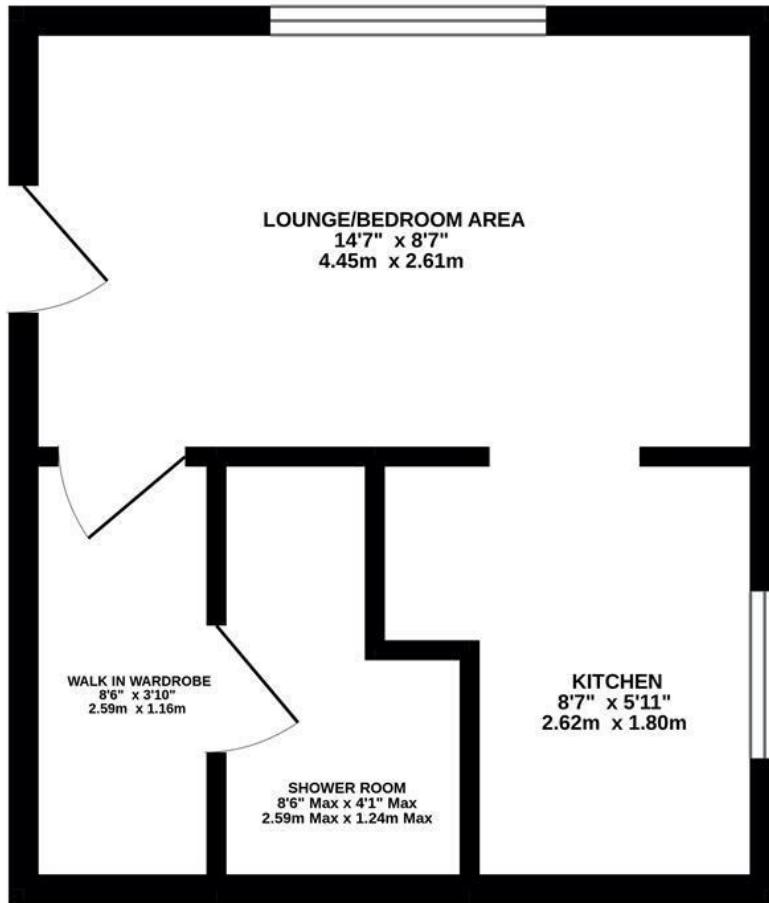
Symonds + Greenham have been informed that this property is in Council Tax Band A.

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.

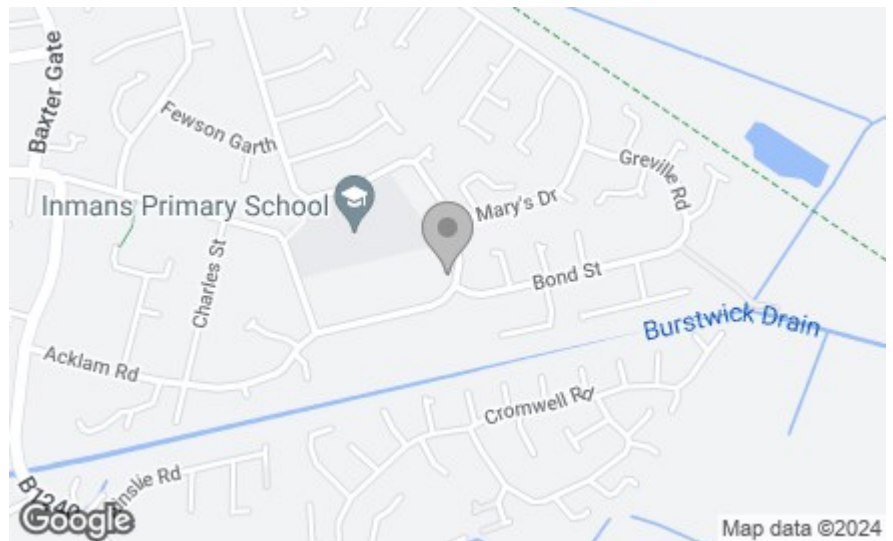
VIEWINGS

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



TOTAL FLOOR AREA : 250 sq.ft. (23.2 sq.m.) approx.

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	
(92 plus) A	
(81-91) 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 CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC