



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **Apt 17, Oldroyd House Reynoldson Street, Hull, HU5 3FB** **£125,000**

**STUNNING GROUND FLOOR APARTMENT - SECURE OFF STREET PARKING - MODERN KITCHEN WITH INTEGRATED BOSCH APPLIANCES - SPACIOUS BATHROOM - DOUBLE BEDROOM**

Situated in the vibrant heart of HU5, this meticulously presented one bedroom ground floor apartment offers an unparalleled urban lifestyle. Nestled amidst shops, bars, restaurants and cafes along Newland and Princes Avenue, residents can indulge in the eclectic charm of this lively neighbourhood. Excellent bus routes to the city centre ensure convenient connectivity for daily commuting and exploration of the city's offerings. A converted flat in an old school building, this residence exudes a blend of historic character and modern flair. The stylish and contemporary interior design creates a welcoming atmosphere, inviting residents to relax and unwind in comfort.

Upon entering, you are greeted by an inviting entrance hall that leads seamlessly into the open plan kitchen and living area. This versatile space serves as the heart of the home, providing an ideal setting for cooking, dining, and entertaining guests. The apartment features a well appointed bathroom, offering modern fixtures and fittings for everyday convenience. A spacious double bedroom provides a peaceful retreat, ensuring restful nights and tranquil relaxation.

For added peace of mind, the property offers secure off street parking within a gated area, providing residents with a secure and convenient parking solution.

Offering a harmonious blend of contemporary living and urban convenience, this ground floor apartment presents an enticing opportunity for those seeking a vibrant lifestyle in the heart of HU5. Contact us today to arrange a viewing and experience the charm of this stylish urban retreat firsthand!



## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor, under stairs storage cupboard and doors to bathroom and...



### BEDROOM

a spacious double bedroom



### OPEN PLAN KITCHEN/LIVING AREA

a pristine open plan living space comprising kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated double oven, gas hob and overhead extractor fan, integrated fridge freezer and washing machine, alongside a cosy, modern living area



### OUTSIDE

The property benefits from secure, gated access with an allocated parking space accessible only by residents



### BATHROOM

a stylish shower room, tiled throughout, with low level w/c, sink basin with vanity unit, heated towel rail and walk in shower



## FIRST FLOOR

### LANDING

with door to bedroom

### CENTRAL HEATING

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

### 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.

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	79	79

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

