



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **50 Pearson Park,, Hull, HU5 2TR**

### **£395,000**

OUTSTANDING FOUR, ONE BEDROOM APARTMENTS - EACH UNIT ACHIEVES £595 PCM - YIELD OF 7.2%

Welcome to Pearson Park, Hull, where modern urban living meets comfort and convenience in these four stylish one-bedroom apartments. Finished to a high standard, these apartments offer the perfect blend of contemporary design and functionality. Step inside, and you'll be greeted by open-plan living spaces that are both spacious and inviting. Each apartment features a modern open-plan lounge/kitchen area, providing ample space for relaxation and culinary endeavours. A well-appointed bedroom and a convenient shower room complete the living accommodations, offering comfortable and convenient living for residents. Each apartment benefits from its parking space, ensuring hassle-free parking for residents. Additionally, the properties are achieving £595 pcm per unit, making them an attractive investment opportunity for discerning investors. Located in the vibrant Pearson Park area, these apartments offer easy access to a range of amenities, including shops, cafes, bars, and restaurants. With their stylish design, convenient amenities, and attractive rental income, these one-bedroom apartments on Pearson Park are the perfect choice for those seeking modern urban living in Hull.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

## GROUND FLOOR

### APARTMENT 7

#### LOUNGE/KITCHEN

18'45 x 10'4 max (5.49m x 3.15m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, plumbing for a washing machine, an integrated oven and space for fridge freezer.



#### BEDROOM 1

10'8 x 10'3 max (3.25m x 3.12m max)

A wonderful bedroom with space for storage.



#### BATHROOM

With a low level WC, a walk in shower and a hand basin.



### APARTMENT 6

#### LIVING ROOM/KITCHEN

17'0 x 10'4 max (5.18m x 3.15m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, plumbing for a washing machine, an integrated oven and space for fridge freezer.



#### BEDROOM 1

10'5 x 10'6 max (3.18m x 3.20m max)

A wonderful bedroom with space for storage.



#### BATHROOM

With a low level WC, a walk in shower and a hand basin.

## FIRST FLOOR

### APARTMENT 3

#### LIVING ROOM/KITCHEN

23'5 x 10'4 max (7.14m x 3.15m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, plumbing for a washing machine, an integrated oven and space for fridge freezer.



### BEDROOM 1

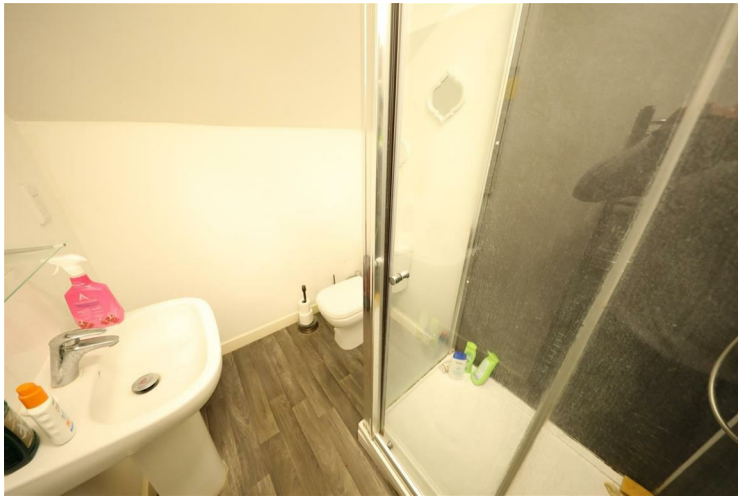
10'6 x 10'9 max (3.20m x 3.28m max)

A wonderful bedroom with space for storage.



### SHOWER ROOM

With a low level WC, a walk in shower and a hand basin.



### SHOWER ROOM

With a low level WC, a walk in shower and a hand basin.



### APARTMENT 4

#### LIVING ROOM/KITCHEN

16'3 x 10'6 max (4.95m x 3.20m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, plumbing for a washing machine, an integrated oven and space for fridge freezer.



### BEDROOM 1

10'0 x 10'3 max (3.05m x 3.12m max)

A wonderful bedroom with space for storage.

### OUTSIDE

The apartments benefit from one parking space each.

### CENTRAL HEATING

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

### DOUBLE GLAZING

The property has the benefit of double glazing.

### VIEWINGS

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

### COUNCIL TAX

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

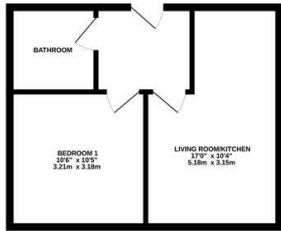
### TENURE

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

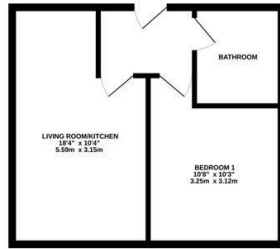
### DISCLAIMER

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.

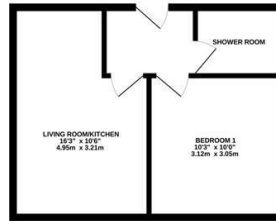
APT 6



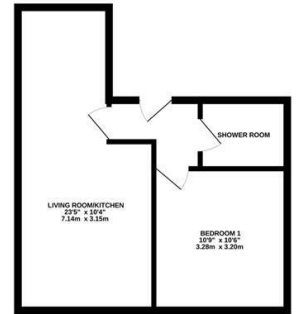
APT 7



APT 4



APT 3



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) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

