



SYMONDS + GREENHAM

Estate and Letting Agents



26 Chandlers Court, Hull, HU9 1FB

Offers over £115,000

OUTSTANDING TWO BEDROOM APARTMENT - STYLISHLY DECORATED - POPULAR LOCATION

Nestled in the heart of Chandlers Court, Hull, this outstanding ground floor apartment is a true gem waiting to be discovered. Boasting a stylish decor throughout, this property offers a perfect blend of comfort and modern living. As you step inside, you are greeted by a spacious lounge, ideal for relaxing or entertaining guests. The well-equipped kitchen is perfect for whipping up delicious meals. With two cosy bedrooms, including an ensuite off the main bedroom, and a family bathroom, there is ample space for both residents and guests. Situated on Victoria Dock, this apartment offers not only a convenient location but also easy access to a variety of amenities. From schools to supermarkets, cafes to restaurants, everything you need is just a stone's throw away. Additionally, the off-street parking ensures that you never have to worry about finding a spot for your vehicle. Don't miss out on the opportunity to make this apartment your new home sweet home. Book a viewing today and experience the charm of Chandlers Court living for yourself.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LOUNGE

11'0 x 12'0 max (3.35m x 3.66m max)

A wonderful lounge, tastefully decorated.

KITCHEN

10'0 x 6'0 max (3.05m x 1.83m max)

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

BEDROOM 1

11'0 x 10'0 max (3.35m x 3.05m max)

A wonderful bedroom with space for storage and an ensuite.

ENSUITE

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

BATHROOM

With a low level WC, a hand basin and a bath.

CENTRAL HEATING

The property has the benefit of electric 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.

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.

TENURE

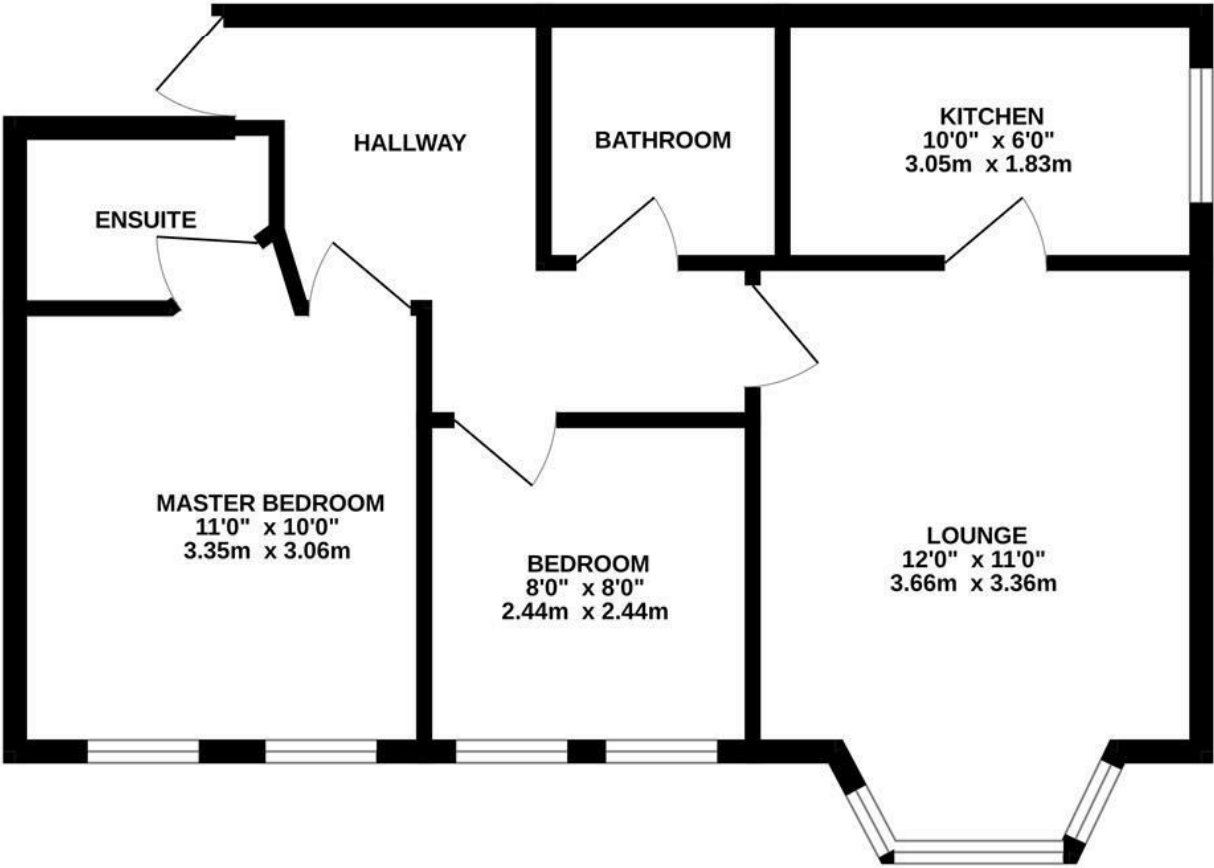
Symonds + Greenham have been informed that this property is Leasehold, with around 120 years left on lease, charges are £150 a year ground rent, £80 PCM service charge.

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

COUNCIL TAX

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

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

