



SYMONDS + GREENHAM

Estate and Letting Agents



Flat 32 Old Harbour Court, Wincolmee, Hull, HU2 8HZ

£125,000

Welcome to this spacious two-bedroom apartment located in the heart of Hull, offering a perfect blend of comfort and convenience. Situated on the third floor of the desirable Old Harbour Court complex, this property boasts stunning views of the River Hull, making it an ideal choice for first-time buyers or savvy investors.

As you enter the apartment, you are greeted by a welcoming entrance hall that leads to a generous living room. This expansive space is designed for modern living, featuring an open-plan kitchen that is perfect for entertaining guests or enjoying a quiet evening at home. The living area extends onto a lovely balcony, where you can relax and take in the picturesque scenery of the river.

The apartment comprises two well-proportioned bedrooms, with the master bedroom benefiting from an ensuite shower room for added privacy and convenience. A separate bathroom serves the second bedroom and guests, ensuring that all your needs are met.

Located in Hull city centre, this property is surrounded by a wealth of local amenities, including supermarkets, retail outlets, and public houses, providing everything you need right on your doorstep. Additionally, the flat comes with the added benefit of off-street parking, a valuable feature in such a central location.

This apartment is not just a home; it is a lifestyle choice, offering both comfort and accessibility in one of Hull's most vibrant areas. Don't miss the opportunity to make this delightful property your own.

THIRD FLOOR

ENTRANCE HALL

with storage cupboard

OPEN PLAN LIVING/KITCHEN AREA

19' max x 17' max (5.79m max x 5.18m max)

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric cooker, induction hob with overhead extractor fan, space for fridge/freezer, plumbing for washing machine and door to balcony.

BEDROOM 1

13'8 max x 10'5 max (4.17m max x 3.18m max)

EN-SUITE

With low-level WC, pedestal handbasin, shower cubicle with overhead shower, tiles to splashback areas.

BEDROOM 2

10' max x 8'10 max (3.05m max x 2.69m max)

with storage cupboard

BATHROOM

7' max x 5'8 max (2.13m max x 1.73m max)

With low-level WC, pedestal handbasin, panel bath, heated towel rail, tiles to splashback areas.

PARKING

Secure parking.

HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

Lease term: 999 years from 1st January 2009.

Service/maintenance charge: £127.53

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 B.

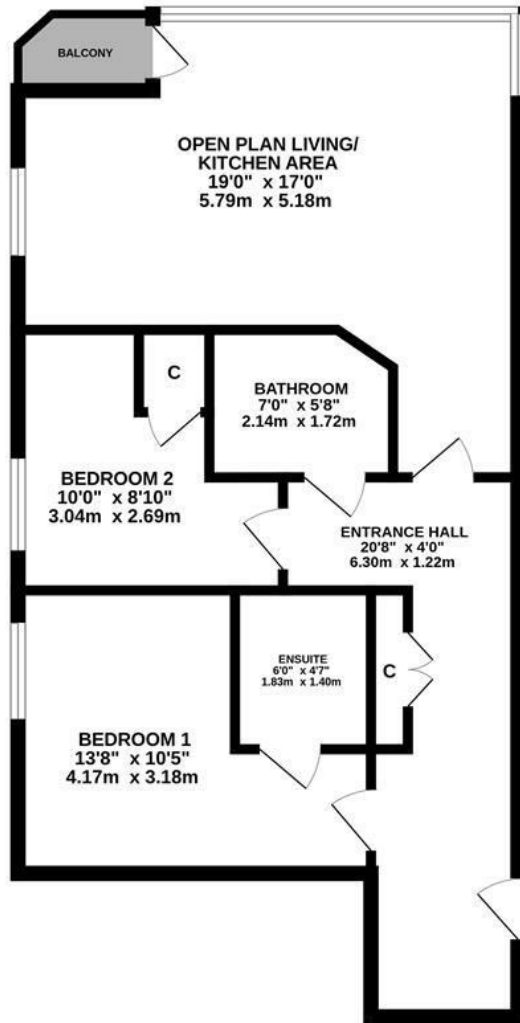
DISCLAIMER

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.

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			
(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	

