



SYMONDS + GREENHAM

Estate and Letting Agents



Flat 32 Warehouse 13 Kingston Street, Hull, HU1 2DZ **Offers in the region of £90,000**

STUNNING MARINA VIEWS – PRIME CENTRAL LOCATION – MODERN LIVING WITH CONVENIENCE

Nestled in the vibrant heart of Hull, this charming top-floor flat on Kingston Street offers a delightful blend of modern living and stunning views. With one spacious reception room, one well-appointed bedroom, and a contemporary bathroom, this property is perfect for individuals or couples seeking a comfortable urban lifestyle.

The flat boasts remarkable views of the marina, allowing residents to enjoy the picturesque scenery right from their home. The allocated parking space adds convenience, making it easy to explore the surrounding area. Living in this prime location means you are just a stone's throw away from the bustling amenities of Humber Street, where you can find an array of independent shops, cafes, and restaurants to suit your every need.

This property is ideal for those who appreciate the vibrancy of city life while still enjoying the tranquillity that comes with a top-floor apartment. Whether you are looking to invest or seeking a new place to call home, this flat offers a unique opportunity to experience the best of Hull. Don't miss the chance to make this lovely property your own.

HALLWAY

With storage cupboard

LIVING AREA

13'2 x 10'4 max (4.01m x 3.15m max)

With juliet balcony

KITCHEN

9'10 x 5'9 max (3.00m x 1.75m max)

Base level units with one eye level unit, electric oven and hob, sink and draining unit, space for washer, space for fridge freezer

BEDROOM

16'10 x 7'11 max (5.13m x 2.41m max)

BATHROOM

8'2 x 4'7 max (2.49m x 1.40m max)

Panelled bath with overhead shower attachment, low level w/c

STORAGE HEATERS

The property has the benefit of storage heaters (not tested).

COUNCIL TAX BAND

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

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.

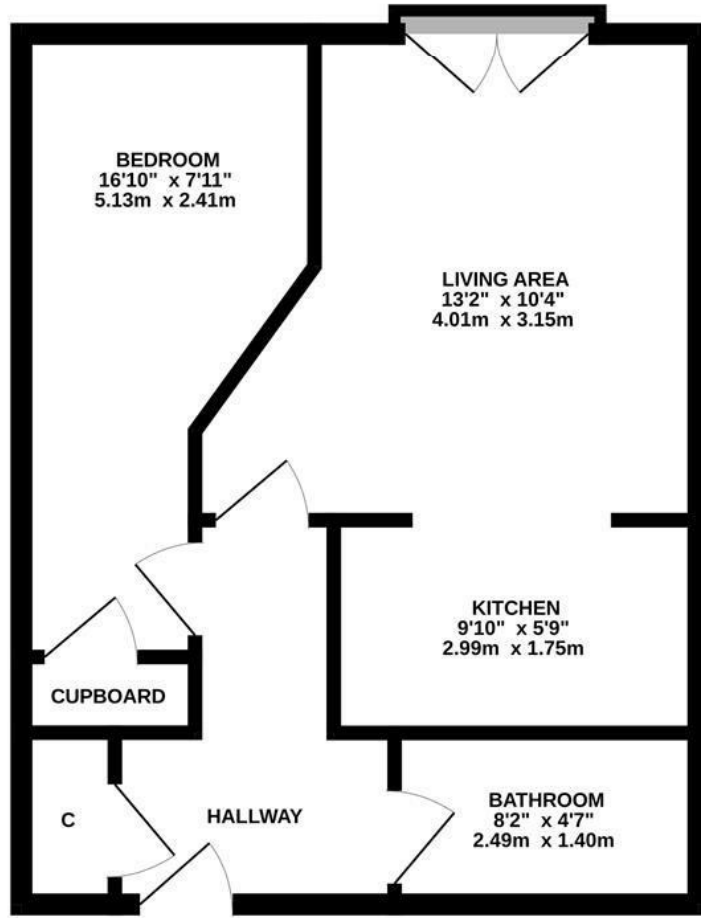
DISCLAIMER

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		80 82
(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	

