



SYMONDS + GREENHAM

Estate and Letting Agents



Apartment 2, 1 Clough Road, Hull, HU6 7PA £85,000

TWO BEDROOMS AND MODERN BATHROOM IN IMMACULATED PRESENTED APARTMENT - OPEN PLAN LOUNGE/KITCHEN AND SHARED OUTDOOR TERRACE FOR RELAXING AND ENTERTAINING - CENTRAL LOCATION WITH SHOPS AND AMENITIES ON YOUR DOORSTEP - MOVE-IN READY HOME

Welcome to this immaculately presented apartment located on Clough Road in Hull. This stylish residence features an open plan lounge and kitchen, creating a spacious and inviting atmosphere that is perfect for both relaxation and entertaining. With two well-proportioned bedrooms and a modern bathroom, this apartment is ideal for individuals or small families seeking comfort and convenience.

The property has been meticulously maintained, with new windows fitted just five years ago, ensuring energy efficiency and a bright, airy feel throughout. The high standard of finishes reflects the care and attention of its current owners, making it a true credit to their efforts. The stunning bathroom, complete with both a bath and shower, adds a touch of luxury to this delightful home.

One of the standout features of this apartment is the shared outdoor terrace, providing a lovely space to enjoy fresh air and sunshine, perfect for unwinding after a busy day. Situated in a central location, you will find shops and amenities right on your doorstep, making daily errands and leisure activities easily accessible.

This apartment offers not just a home, but a lifestyle of convenience and comfort in the heart of Hull. Don't miss the opportunity to make this delightful property your own.

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.

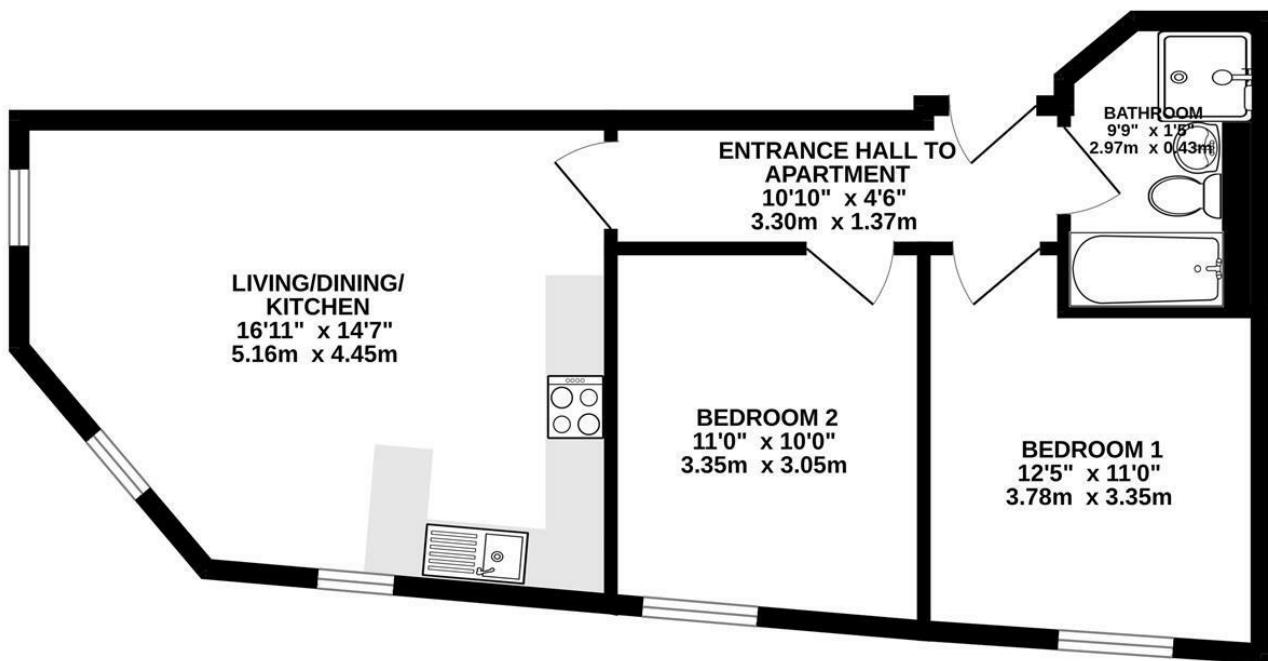
TENURE

Symonds + Greenham have been informed that this property is Freehold

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			
(59-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	74	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	63	

