



SYMONDS + GREENHAM

Estate and Letting Agents



Apt 1, Second Star On The Right Land Of Green Ginger, Hull, HU1 2EA COEN

**TWO BED APARTMENT
CITY CENTRE LIVING
AVAILABLE NOW**

Welcome to this charming apartment located in the historic Land of Green Ginger, right in the heart of Hull's Old Town. This delightful property features two well-proportioned bedrooms and a stylish bathroom, making it an ideal choice for high-quality city centre accommodation.

As you step inside, you will be greeted by a blend of character and modern living. The apartment boasts tall 4m high ceilings and original joinery and fireplaces, which add a touch of elegance and history to the space. The decor is tasteful and well maintained, ensuring a welcoming atmosphere throughout.

For those who commute, the property offers excellent connectivity to the A63/M62, along with superb transport links by rail, bus, and car, making it easy to travel to other parts of the city and beyond.

This apartment is a rare find, combining historical charm with modern comforts in a prime location. Don't miss the opportunity to make this exceptional property your new rental home.

GROUND FLOOR

ENTRANCE HALL

A large storage area can be accessed from a concealed ladder/hatch above the bathroom and further virtually limitless storage is provided in the basement of the building.

OPEN PLAN LIVING/KITCHEN/DINER

26'10 max x 14'9 max (8.18m max x 4.50m max)

This room will simply take your breath away, featuring a large original curved glass window, which throws light onto the large expanse of real oak wooden flooring.

The original Victorian fireplace, restored to its former glory and finished in black and silver, forms the centre piece of the room, equipped with an easily controlled gas fire.

To one end of the open plan living area is a simply stunning high gloss kitchen by Rationale, the high-class German manufacturer, renowned for design and build quality.

The kitchen is finished in a white high gloss and features all Neff appliances including; a large integrated fridge/freezer, washer/dryer, dishwasher, extractor fan, ceramic hob, oven and integrated microwave. Featuring large soft close up and over back lit display cabinet, pyramid cabinet under lights and display unit back lights and large breakfast bar.

At night the living space transforms into a fantastic entertainment area, complete with LED floor lighting.

BEDROOM 1 / MASTER BEDROOM

15'11 max x 12' max (4.85m max x 3.66m max)

With brand new carpet and large curved glass original window.

BEDROOM 2

10'6 max x 9'8 max (3.20m max x 2.95m max)

With brand new carpet and wood sliding sash window, sympathetic to the original of the Old Town conservation area.

BATHROOM

8'11 max x 5'4 max (2.72m max x 1.63m max)

With contemporary wash hand basin, low level WC and large corner bath all by Villeroy & Boch and high-quality fittings by Hansgrohe. Sandstone tiles and chrome towel rail.

PARKING

Is by way of on street City Centre Residents Permit Scheme, the cost of which is £80 per year and this will be paid by the vendor for the next 10 years, paid by a lump sum of £800 cash which will be transferred by the vendors solicitors to the purchasers solicitors upon completion. This not only allows free parking directly outside the apartment at all times but also anywhere within the City Centre zone at any time of the day or night, and within George Street or Pryme Street multi storey car park.

CENTRAL HEATING

The property has the benefit of gas central heating. Supplied via a wireless thermostatically controlled gas combination boiler powering Victorian cast iron radiators which are finished in a metallic grey.

DOUBLE GLAZING

The property has the benefit of double glazing.

SECURITY AND SAFETY

The property includes a fitted alarm system, smoke detectors and video intercom entry system.

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.

COUNCIL TAX BAND

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

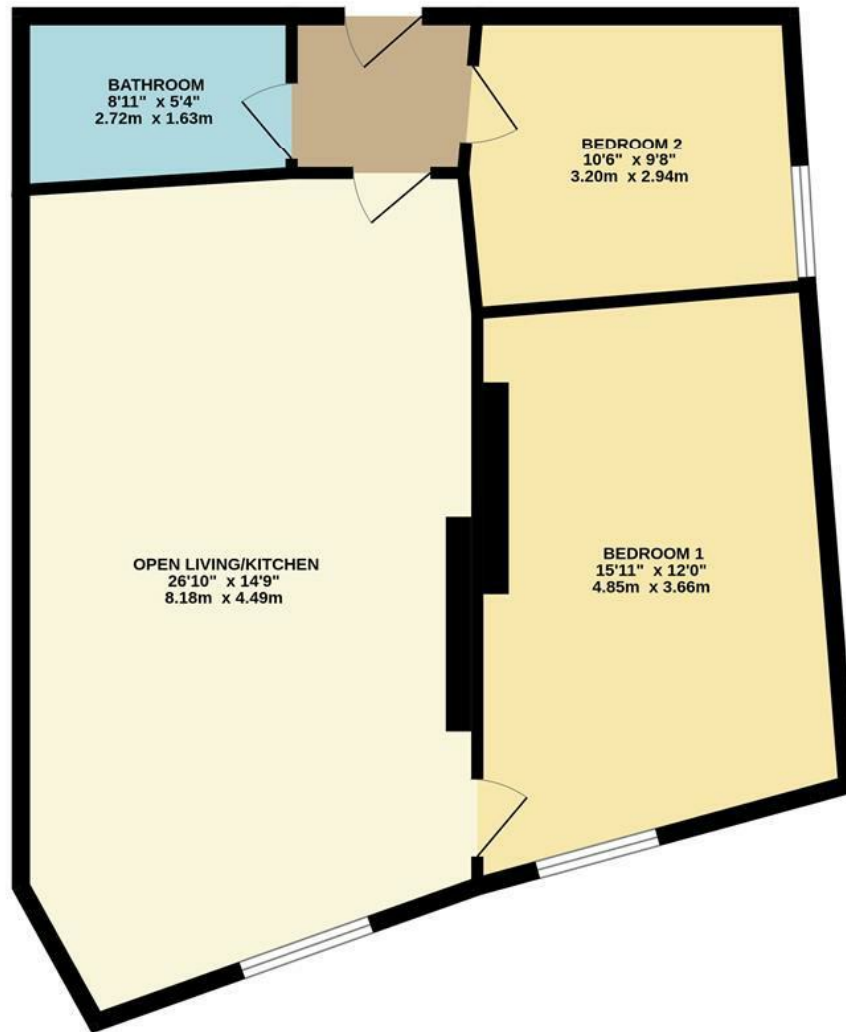
DISCLAIMER

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

