

# Whitakers

Estate Agents



## 68 Lambwath Hall Court, Hull, HU7 4WN

**Offers Over £55,000**

A beautifully presented top floor apartment to the east of the city providing an excellent opportunity for the first time buyer and indeed the busy professional. With a lovely contemporary theme throughout, the accommodation has a spacious feel comprising secure entrance door with intercom system, entrance hall, lounge and dining area opening to a fitted kitchen with appliances, two bedrooms with master bedroom having 2 double fitted wardrobes, an en suite and bathroom. Enjoying open views to the front elevation, amazing views of the adjacent playing fields. Good opportunity for investors and first time buyers. An internal inspection will not disappoint.

### Communal Entrance

With staircase off and accessible via an intercom system

### Entrance Hall

" L " shaped and giving access to all rooms except the en suite

Lounge and Dining area 15'9" x 12'10" (4.80 x 3.90)

Window to the side aspect and there are French Doors to the front aspect with a "Juliette" balcony.

Kitchen 6'7" x 12'10" (2.00 x 3.90)

A lovely range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset stainless steel sink unit with mixer tap. Plumbed for an automatic washing machine and a dishwasher, spotlights to the ceiling and integrated appliances include an electric oven, electric hob and a stainless steel over head extractor canopy.

Bedroom One 11'0" x 8'11" (3.36 x 2.72)

Window to the front aspect and contemporary style fitted wardrobes.

### En Suite

A plumbed shower unit within an independent enclosure, wash hand basin and a dual flush low level wc. The walls are partially tiled and there is a heated towel rail.

Bedroom Two/Office/Dressing Room 9'4" x 6'5" (2.85 x 1.95)

Window to the rear aspect. This room can also be used for a dressing room or perhaps an office also.

### Bathroom

A white suite to comprise panelled bath, wash hand basin and a dual flush low level wc. Partially tiled walls and a heated towel rail.

### Communal Gardens and Car Parking

There are attractive communal grounds to the front of the property with a playing field beyond. Car Parking amenities are also available to the front of the property.

The seller has confirmed there is one car parking space allocated for this property

### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Valuations

We offer a free sales valuation service, as an

Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Disclaimer

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

### Additional Services

Whitakers Estate Agents offer additional services via third parties for: surveying, financial services, investment, insurance, conveyancing and other services associated with the sale and purchase of property.

We are legally obligated to advise a Vendor of any additional services a Buyer has applied to use in connection with their purchase. We will do so in our Memorandum of Sale when the sale is instructed to both parties Solicitors and the Vendor and Buyer.

### Tenure

This property is leasehold: Services Charges £455.68 per quarter Ground Rent £150 per annum.

We understand the lease was 125 years from 2006. the lease details should be verified for the vendor's solicitor

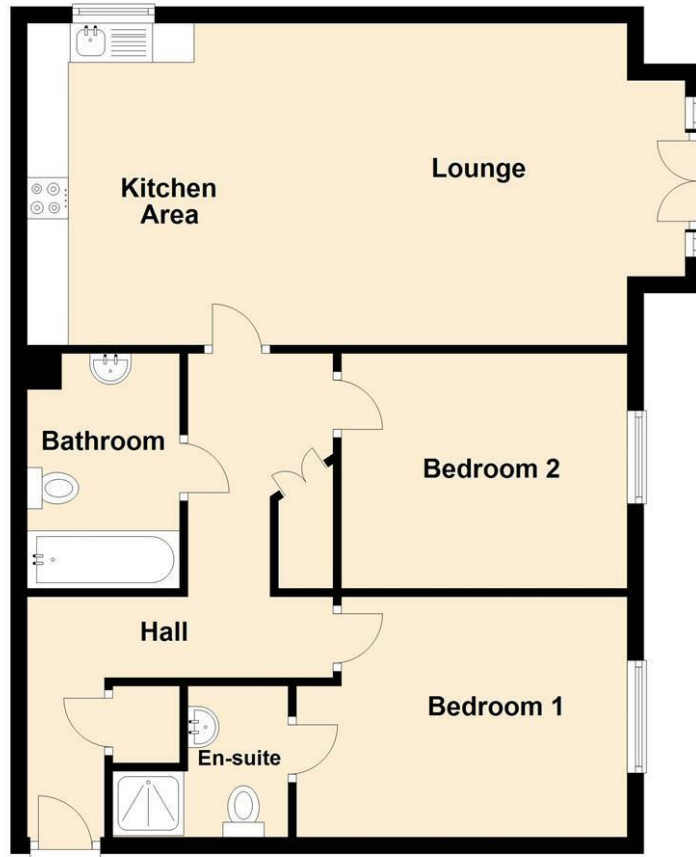
The management company is Liv Group and you do have the option to extend the lease directly with the freeholder

### Council Tax

Hull City Council - Band A

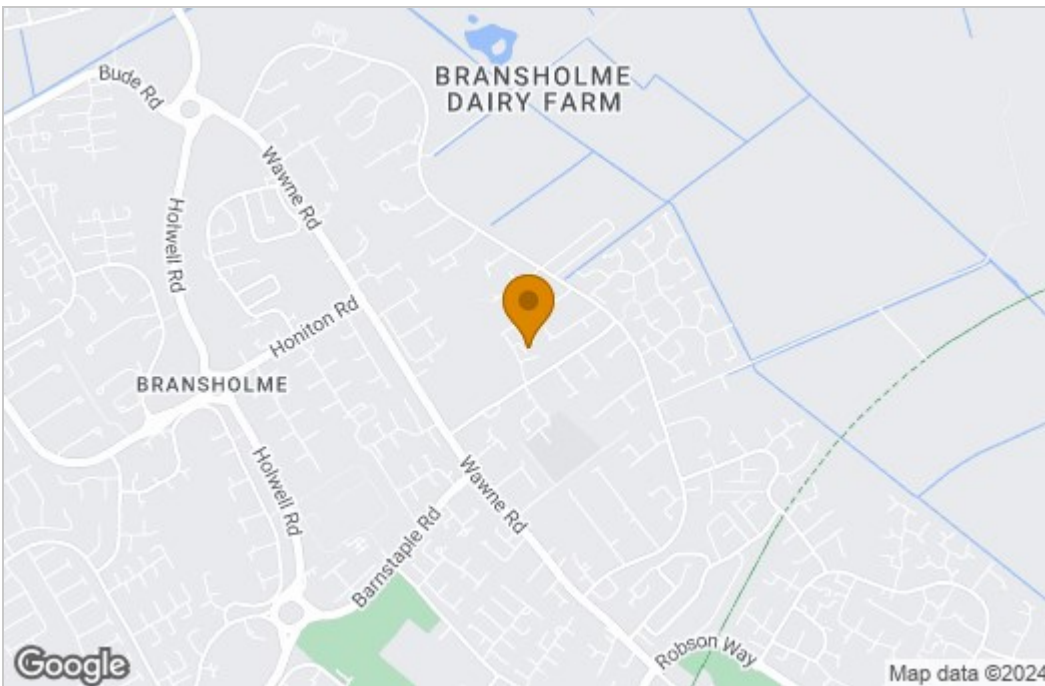
# Floor Plan

## Ground Floor

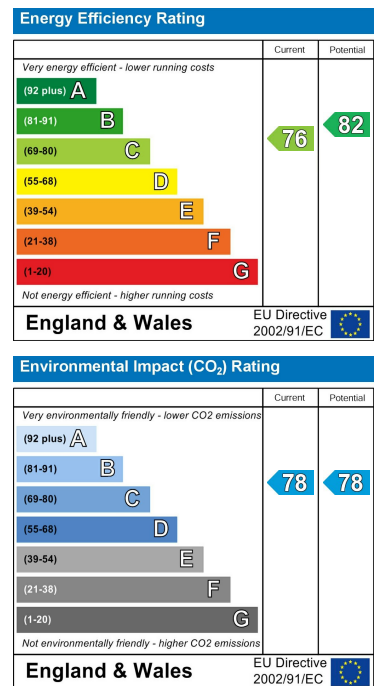


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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