

# Whitakers

Estate Agents



## 1 St Michaels Mount, Hull, HU6 7TF

**Offers In The Region Of £45,000**

A MUST VIEW FOR THE FIRST TIME BUYER AND THE INVESTOR .

This ground floor studio apartment ideally suits the first time purchaser and its proximity to the university makes it a very interesting proposition for the investor. The accommodation is set within an attractive development of likewise properties and briefly comprises entrance hall, lounge and bedroom area. kitchen and bathroom. Enjoying very pleasant and well cared for communal gardens and car parking amenities, the property enjoys a quiet location whilst being handily placed for all of the amenities expected of the university area. Further enquiries in order to view are welcome.

### Communal Entrance Hall

Giving access to all apartments within this block. There is also access to the rear gardens and bin store.

### Private Entrance Hall

Giving access to the lounge/ bedroom area and the bathroom and there is a built in storage cupboard.

Lounge and Bedroom Area 15'10" x 12'1" (4.85 x 3.70)



Nice and spacious with a large picture window to the front aspect and a built in storage cupboard.

Kitchen 5'10" x 7'6" (1.80 x 2.30)



Fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit. There are windows to two aspect allowing plenty of natural light and plumbing for an automatic washing machine.

### Bathroom



Having a white suite to comprise panelled bath,

wash hand basin with a pedestal and a low level wc. There is also an electric shower unit over the bath.

### Gardens



The property is within a development of similar properties which enjoy expansive and well cared for attractive gardens.

### Car Parking

Courtyard parking available within the development.

### Tenure

This property is Leasehold, lease started 13th November 1988 - lease end date 1st January 2113

125 years from 1 January 1988

Currently £50 per month has and is being paid every month for the service charge

### Council Tax

Hull City Council - band A

### Additional Services:

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

We are legally obliged 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, the vendor and the buyer.

### Agents Notes:

Services, fittings & equipment referred to in these sales 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.

### Free Market Appraisals/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.

### Material Information:

Construction - Brick  
Conservation Area - No  
Flood Risk -Low

Mobile Coverage/Signal - EE, Vodafone, Three  
and O2

Broadband - Basic 15 Mbps Ultrafast 1000 Mbps

Coastal Erosion -No

Coalfield or Mining Area -No

Planning -No

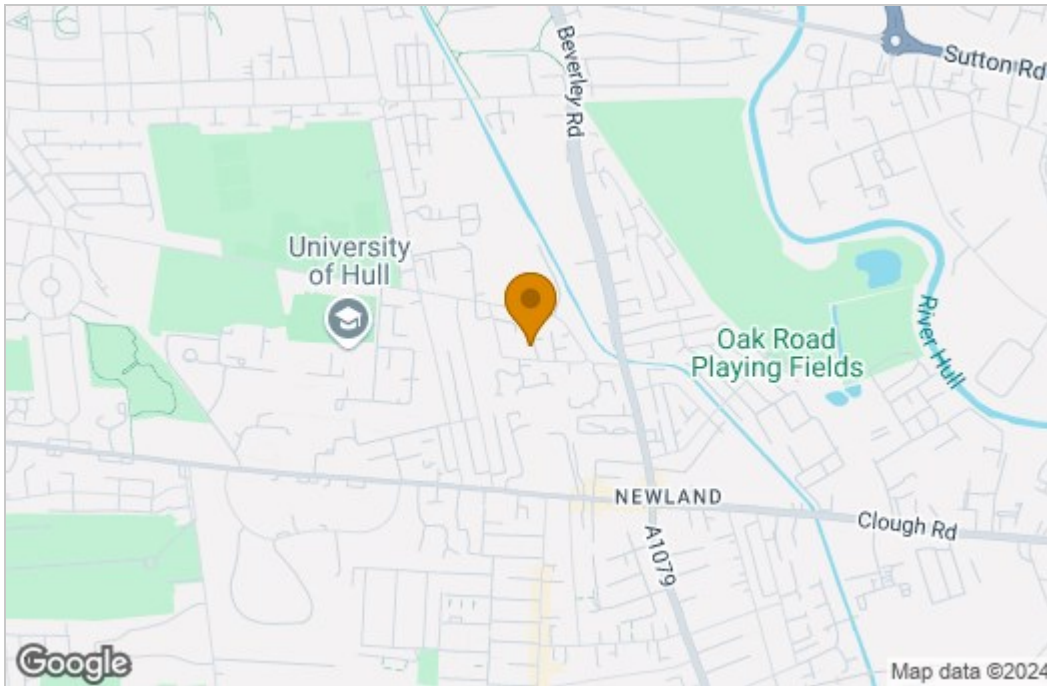


# Ground Floor

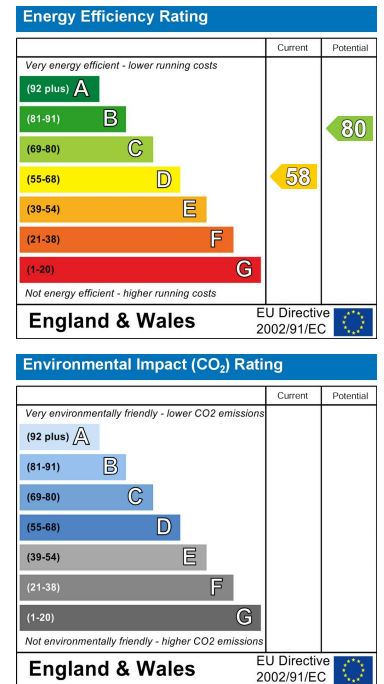


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.