



7 Kingston Street, Hull, HU1 2ES

£130,000



Fabulous Ground Floor Apartment overlooking Hull's Marina... boasting superb views!

Allocated Parking with Well Maintained Communal Areas.

Vacant Possession with No Onward Chain. Available to View from April 2022.

Situated in this most attractive setting on the doorstep of the superb Hull Marina, offering picturesque views, local eateries, vibrant city living and the tranquillity of this fantastic waterside development.

With nearby Cinema, Ice-Arena, Bonus Arena, Kingston Retail Park, Humber Street and Princes Quay all within walking distance.



## Description

The property briefly comprises of Communal Entrance, Internal Hallway, Lounge, Kitchen, Bedroom, Bathroom and Outside Space. There is one Allocated Parking Space for this apartment opposite the property entrance.

This property is offered with vacant possession and no onward chain. With the option to update and refurbish the property by way of a replacement kitchen to achieve its full potential.



## Communal Entrance

Double glazed communal door entrance with stairway to neighbouring apartments, there is an intercom with individual post boxes.



## Internal Hallway

Internal Hallway leading into a spacious entranceway with storage cupboard, wall mounted radiator and doors to all rooms.



## Lounge 18'0" x 11'5" (5.5 x 3.5)

Double glazed window and French Doors to front aspect leading out onto the outside private seating area, two wall mounted radiators.



## Kitchen 11'9" x 6'2" (3.6 x 1.9)

Double glazed window to front aspect, range of wall and base units with stainless steel sink unit, integrated electric hob, oven and overhead extractor fan. There is a space for a washing machine and fridge freezer, wall mounted radiator.



### Bathroom

Double glazed window to rear aspect, partial tiling to walls and fully tiled floor, low level flush w/c, walk in shower cubicle, wash hand basin in vanity unit and wall mounted radiator.



### Bedroom 11'5" x 10'9" (3.5 x 3.3)

UPVC double glazed window to rear aspect, fitted wardrobes with sliding door and wall mounted radiator.

### Outside Space

Shrubs and plantings to boundaries with access from the lounge. A lovely area to sit in the sun and relax.



### Parking Allocation

With one allocated parking space opposite the communal entrance.



### Surrounding Area

Situated in this most attractive setting on the doorstep of Hull's extremely popular Marina, offering picturesque views, local eateries, vibrant city living and the tranquillity of this fantastic waterside development.





### Terms of Lease etc

The property is Leasehold.

There is approximately 90 years remaining on the Lease.

The Service Charge is £871.48 per annum. (paid up to December 2022).

The Ground Rent is £25.00 per annum.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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