



## 2 Pickering Court, Hornsea, HU18 1JB

£135,000



\*\*SEA VIEWS\*\*

This two bedroom apartment has been beautifully renovated and presented by the current owners, more spacious than you think it definitely deserves internal inspection. With views out to sea that can be enjoyed from both the living room and kitchen. The floorplan briefly encompasses; private entrance, hallway, landing, lounge, kitchen, two bedrooms and bathroom. Externally there is allocated parking and shared outdoor space.

EPC - D  
Tenure - Leasehold  
Council Tax Band - A



### Entrance Hall

Private entrance hall, entrance door leading to staircase to first floor. Understairs cupboard.

### First Floor Landing

Window to side, two cupboards and radiator. Loft access with pull down ladder (loft is partially boarded with electrics)

### Lounge

16'10" x 11'4" (5.14 x 3.46)

Square bay window to front with views over the sea, electric fireplace with wood surround, coving to ceiling and carpet. Radiator.

### Kitchen

8'8" x 6'3" (2.65 x 1.93)

Window to front, a range of fitted wall and base units with complimentary work surfaces, stainless single drainer with bowl sink. Built in electric oven with electric hob and hood extractor fan. Coving to ceiling and vinyl flooring. Space for fridge freezer, along with space and plumbing for washing machine and slim line dishwasher.

### Bedroom 1

11'3" x 9'10" (3.45 x 3.02)

Window to rear, coving to ceiling, radiator and carpet.

### Bedroom 2

9'10" x 6'2" (3.02 x 1.9)

Window to rear, coving to ceiling, carpet and radiator.

### Bathroom

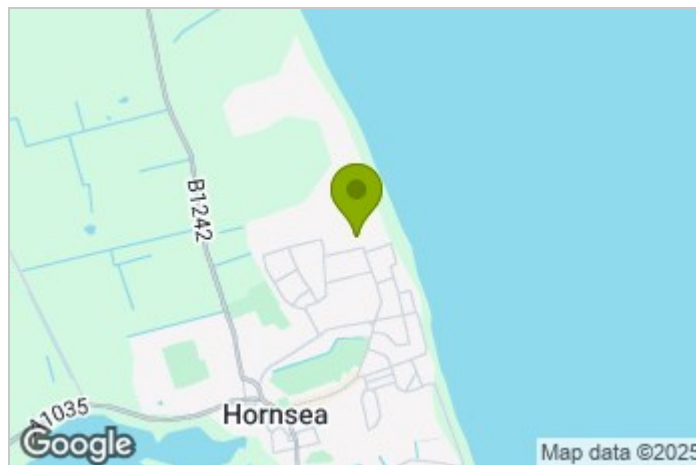
7'8" x 7'5" (2.34 x 2.27)

Panelled bath with shower over, wash hand basin with storage under, W.C. Extractor fan, heated towel rail, shower

boarding to walls and vinyl flooring.

### Rear Garden

Parking for two cars (not allocated) and communal space.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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