



33 Trinity Court, Hull, HU1 2NB

FOR SALE - Guide Price £68,500

Haller Evans

Chartered Surveyors

Investment property with tenant in situ / Central location / First floor 1 bedroom apartment

UPVC double glazing / Parking space to gated courtyard / Good road & transport links / EPC C rating

A FIRST FLOOR APARTMENT situated in attractive courtyard development in Hull's Old Town area, offered for sale subject to the current tenancy and currently producing £5,940 per annum.

Conveniently located for Hull Marina and a wide range of restaurants, bars, Princes Quay shopping centre and Hull's museums and galleries.

The property benefits from excellent access to the A63/M62 and Humber Bridge and the City Centre railway station is within easy reach.

The accommodation briefly comprises entrance hall, lounge, kitchen, bedroom, bathroom/wc.

In detail the property comprises: -

Private Entrance Hall	With main entrance door, double glazed window frame, stairs to first floor
Landing	With entrance door, ceiling hatch
Lounge	Approx 4.73m x 2.9m (15.5 ft x 9.5 ft). With double glazed window frame, fireplace surround, electric wall heater
Kitchen	Approx 2.7m x 1.75 (8.8 ft x 5.7 ft). With double glazed window frame, fitted wall and base storage units, integrated electric oven and hob, stainless steel sink unit, worktops, tiled splashbacks, plumbing for washer, wall-mounted gas water heater
Bedroom	Approx 3.74m max x 3.29m max (12.2 ft max x 10.7 ft max). With double glazed window, electric wall heater
Bathroom	Approx 1.9m x 1.76m (6.2 ft x 5.7 ft). With double glazed window, white suite comprising bath with shower over, pedestal wash hand basin and low flush wc, shower cubicle, electric fan heater
External	The property has the benefit of a communal courtyard area, with the benefit of parking space (unallocated)
Services	Mains gas, electricity, water and drainage are available.
Council Tax	We understand from Internet enquiry that the property is assessed in Band A - The Local Authority is Kingston upon Hull City Council.
EPC Rating	C
Tenure	Leasehold
Term	We are advised that the original lease was for 99 years from 1980 (expiring 2079), but that the Management Company purchased the freehold and the lease was extended to 999 years from 2079.
Service Charge	Currently £300 per half year (invoiced 6 monthly) with discount for early payment
Ground Rent	N/A
Viewing	For more information and to view please contact Haller Evans Tel 323033 or info@hallerevans.com

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