



## 65 Chandlers Court

, Hull, HU9 1FB

£110,000



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## Communal Entrance

Accessed via a solid panel door with intercom entry system, the communal areas are well maintained and equipped with courtesy lighting, accessible meter cupboards and access to communal stairwells to subsequent floors.

## Entrance Hallway

Entrance into the flat is on the second floor via panelled door, built in cupboards offer ample storage.

## Lounge

12'1" x 11'2" (3.69m x 3.42m)

Bay window with UPVC double glazed window, laminate flooring, storage heater and access into:

## Kitchen

10'4" x 6'4" (3.16m x 1.94m)

With UPVC double glazed window to the side. Kitchen fitted with a range of base and wall mounted units, complimenting worksurface, tiling to the splashback, inset stainless steel sink unit, inset four ring hob with extractor over and built in oven below plus space for free standing fridge freezer and washing machine.

## Bedroom One

11'8" x 9'1" (3.57m x 2.77m)

A double bedroom with a UPVC double glazed window, laminate flooring, storage heater and access to:

## En-Suite

5'2" x 5'1" (1.59m x 1.57m)

Fitted with a three piece suite in white, comprising

shower cubicle, hand wash basin and low level WC, plus chrome effect heated towel rail.

## Bedroom Two

8'6" x 8'1" (2.60m x 2.47m)

Another generous bedroom with UPVC double glazed window, laminate flooring and storage heater.

## Bathroom

6'5" x 6'5" (1.97m x 1.96m)

Fitted with a three piece suite in white; comprising panelled bath, pedestal sink and low level WC plus chrome effect heated towel rail.

## Parking

Externally, there is a car park to the front with the property benefitted from its own allocated parking bay.

## Council Tax

We have been advised the property is council tax band B.

## ADDITIONAL INFORMATION

Tenure:

Leasehold - 125 years from 1/1/2003

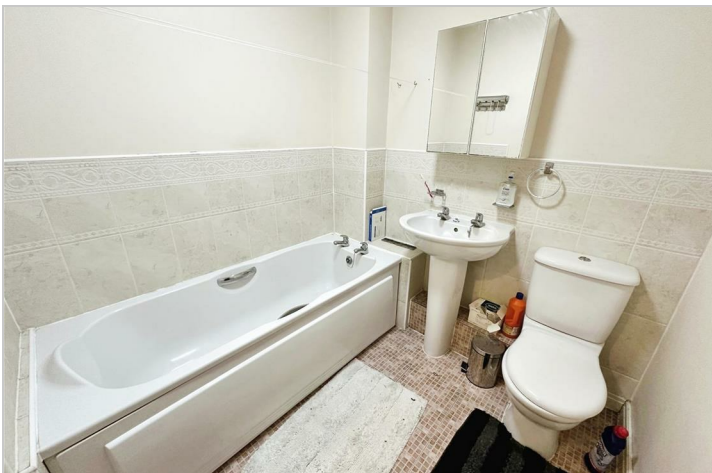
Service Charge:

£840 Per Annum

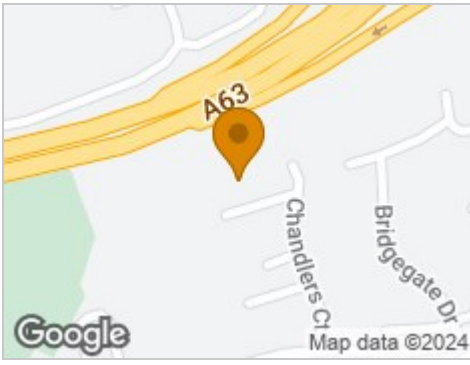
Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their

solicitors to verify that the information provided is accurate and not been subject to any change.



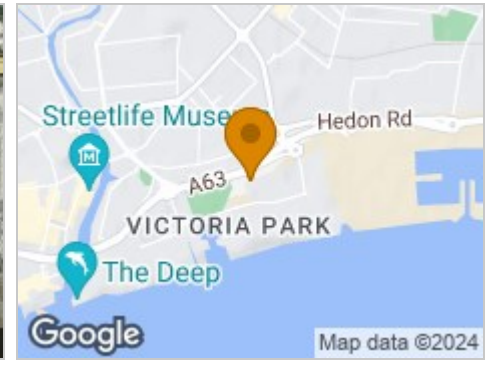
## Road Map



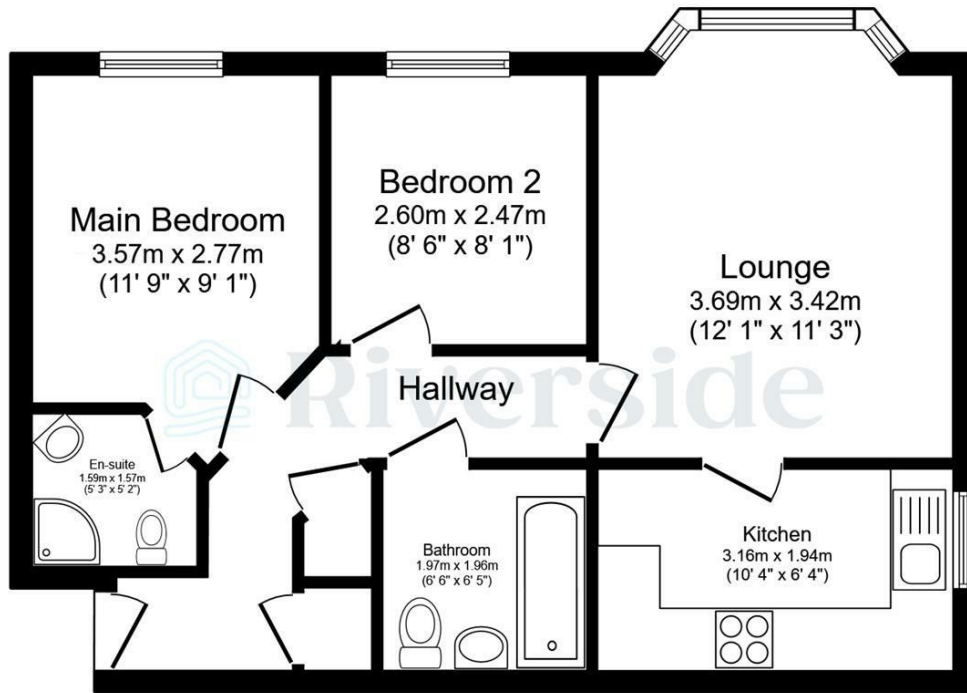
## Hybrid Map



## Terrain Map



## Floor Plan



**Floor Plan**  
Floor area 50.8 m<sup>2</sup> (547 sq.ft.)

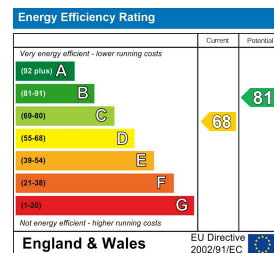
TOTAL: 50.8 m<sup>2</sup> (547 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## 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.