



**Apartment 31 77-81 Wright Street**  
, Kingston Upon Hull, HU2 8JS

£89,995





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## Communal Entrance

Communal entrance to the rear of the building with secure intercom entry. With stairs to all levels.

## Private Entrance Hallway

To the top floor, entrance via solid door. Hallway with intercom telephone, storage cupboard and access to all rooms.

## Open Plan Lounge/ Kitchen

21'2" x 12'4" (6.46m x 3.78m)

A bright space with two double glazed windows to the front and one to the side. An open plan space opening into the kitchen with a range of base and wall mounted units, laminated work surfaces with tiling to the splashback areas, inset stainless steel sink unit, inset electric hob with extractor over and built in electric oven. With vinyl flooring in the kitchen area and carpet flooring in the lounge area, electric wall mounted radiator.

## Bedroom One

13'1" x 8'7" (4.01m x 2.63m)

A double bedroom with double glazed window to the rear, fitted wardrobes with sliding doors, carpet flooring and electric heater.

## Bedroom Two

10'0" x 8'2" (3.05m x 2.50m)

Second double bedroom with double glazed window to the rear, carpet flooring and electric radiator.

## Bathroom

9'9" x 6'5" (2.98m x 1.96m)

With double glazed window to the side. Fitted with a modern three-piece suite in white, comprising,

panelled bath with shower over, sink inset within vanity unit comprising storage and low level WC. With tiling to the splashback areas, electric heated towel rail and cupboard housing the electric water boiler.

## Outside

Externally, there is a secure car park to the rear of the property with allocated parking space for this property and communal bike racks. all accessed via electric gates to the front.

## Council Tax Band

We have been advised the property is council tax band B, payable to Hull City Council.

## ADDITIONAL INFORMATION

Tenure:

Leasehold - 155 years from 1 January 2005.

Service Charge:

£1325.00 per annum.

Ground Rent:

Included in service charge.

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.

Tel: 01482 322411



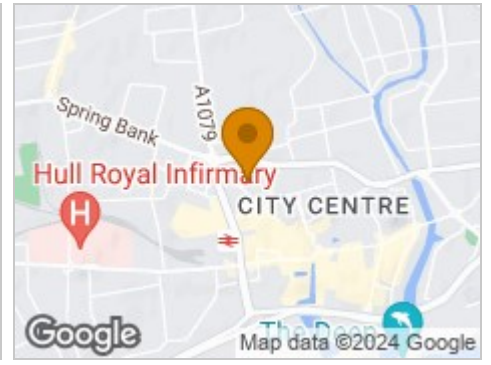
## Road Map



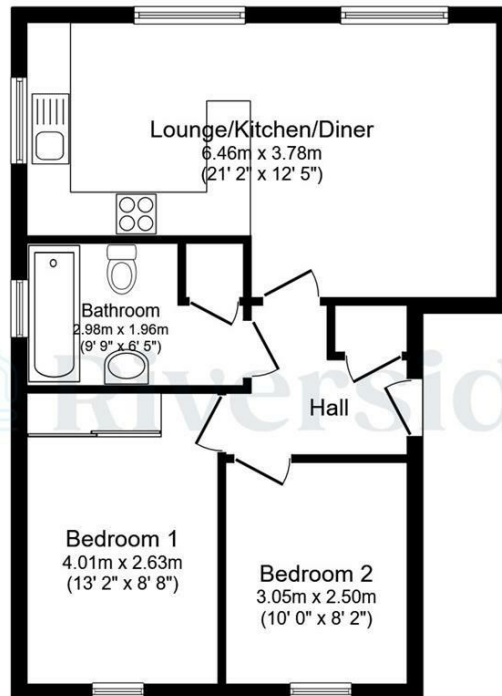
## Hybrid Map



## Terrain Map



## Floor Plan



### Floor Plan

Floor area 52.2 m<sup>2</sup> (562 sq.ft.)

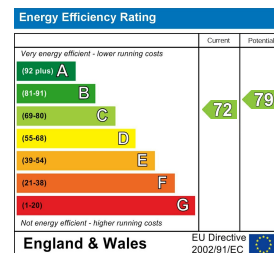
TOTAL: 52.2 m<sup>2</sup> (562 sq.ft.)

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.