



22 Clowes Buildings New George Street , Hull, HU2 8AU

Offers over £65,000



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, Hull, HU2 8AU

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Communal Entrance

Secure communal entrance with intercom system and stairs leading to all floors.

Private Entrance

Situation on the first floor. Welcoming entrance into the flat via solid door. Hallway with laminate flooring, access to all rooms and a large storage cupboard.

Lounge

15'3" x 10'11" (4.65m x 3.35m)

A spacious and versatile room, with two UPVC double glazed windows to the front, laminate flooring, radiator and access to another large storage cupboard.

Kitchen

10'2" x 7'6" (3.10m x 2.31m)

A modern kitchen fitted with a range of base and wall mounted units with laminated work surfaces, tiling to splashback areas, inset stainless steel sink unit, space for freestanding cooker with extractor over. With UPVC double glazed window and door leading out onto the balcony. Laminate flooring.

Bedroom

13'5" x 10'8" (4.11m x 3.27m)

A generous double bedroom with two UPVC double glazed windows to the rear, radiator and laminate flooring.

Bathroom

10'1" x 4'8" (3.08m x 1.43m)

Fitted with a three piece suite in white; comprising, panelled bath with electric shower over, sink set

upon vanity unit with storage and low level WC. With tiling to splashback areas, UPVC double glazed window and chrome effect heated towel rail.

Council Tax Band

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

ADDITIONAL INFORMATION

Tenure:

Leasehold - 125 years from 22 May 2017.

Service Charge:

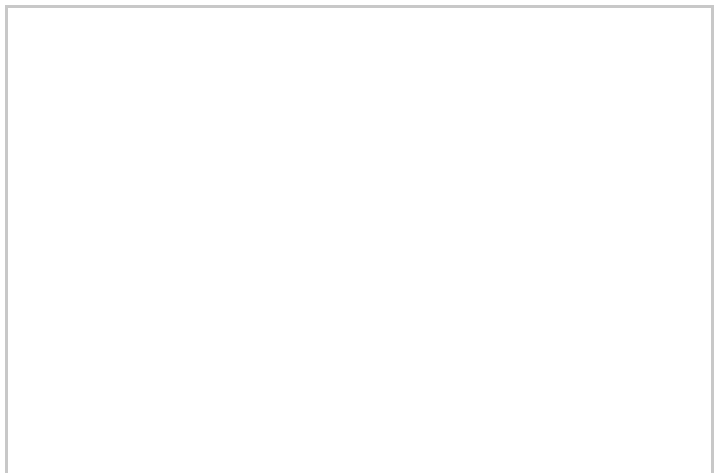
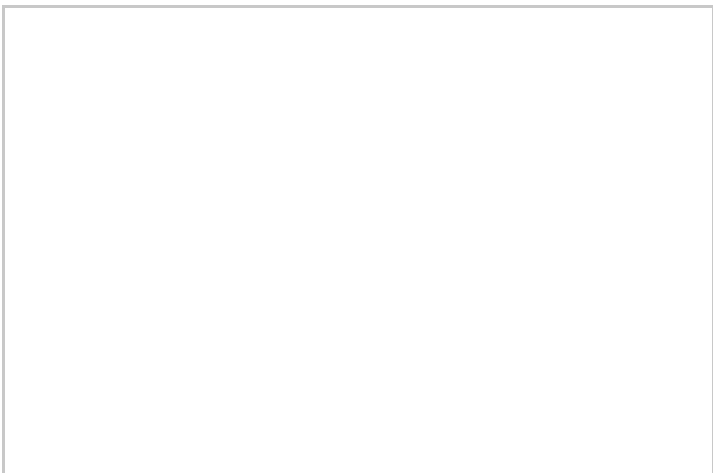
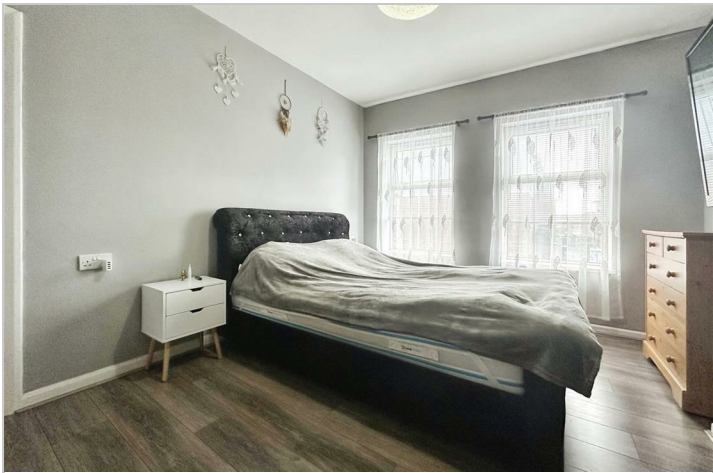
£542.05 per annum.

Ground Rent:

£10 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



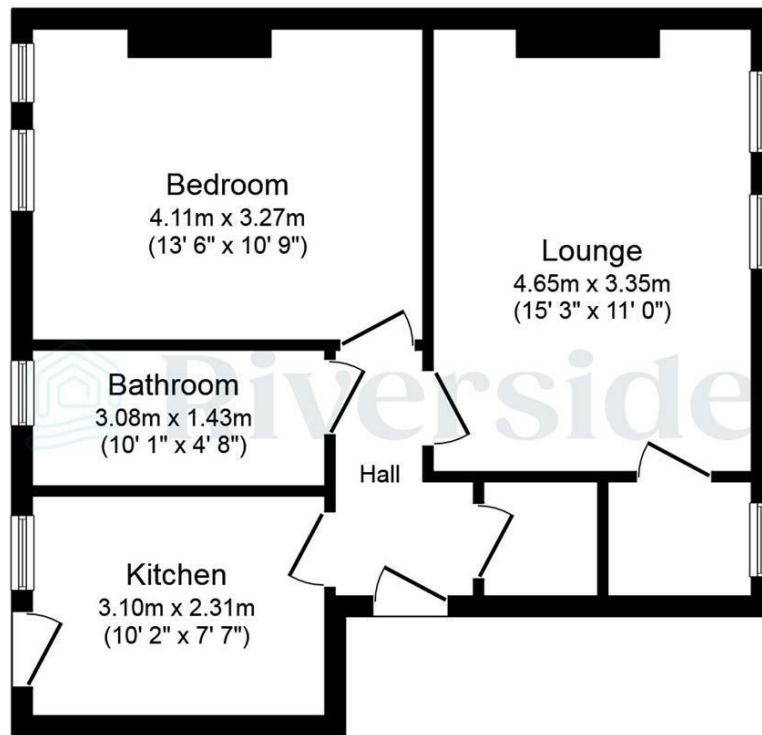
Hybrid Map



Terrain Map



Floor Plan



Floor Plan

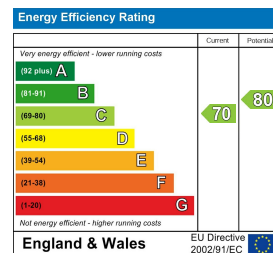
Total floor area 48.9 sq.m. (526 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.