



## 9 Old Harbour Court Wincolmlee

, Hull, HU2 8HZ

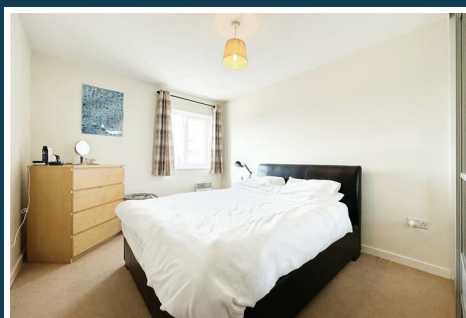
Offers in the region of £79,950



# 9 Old Harbour Court Wincolmllee

, Hull, HU2 8HZ

Offers in the region of £79,950



## Communal Entrance

Entrance to the block via secure door with communal hallway, stairs and lift access to all levels and post boxes for all apartments.

## Entrance Hall

Private access into the apartment with electric radiator and access to all rooms.

## Open Plan Lounge/Dining/Kitchen

30'1" x 11'1" (9.19m x 3.38m)

A spacious open plan room, flooded with natural light via the large patio doors that open out onto a glass balcony. The modern kitchen is fitted with a range of base and wall mounted units, inset stainless steel sink unit, tiling to splash back areas, inset four ring electric hob with extractor unit over and built in oven below. Access to a useful storage cupboard, wall mounted electric heating.

## Bedroom

17'4" x 9'8" (5.30m x 2.97m)

A double bedroom with UPVC double glazed window, glass fronted fitted wardrobes, wall mounted electric heater and carpet floor covering.

## Bathroom

7'11" x 7'0" (2.42m x 2.14m)

Fitted with a three piece suite in white, comprising panelled bath with thermostatic shower over, pedestal sink unit and low level WC. Heated towel rail.

## Council Tax Band

We have been advised that the property is Council Tax Band B.

## Tenure:

Leasehold - 999 years from 1 January 2009

## Service Charge:

£1095 Per Annum; paid monthly at £91.33

## Ground Rent:

Included in service charge

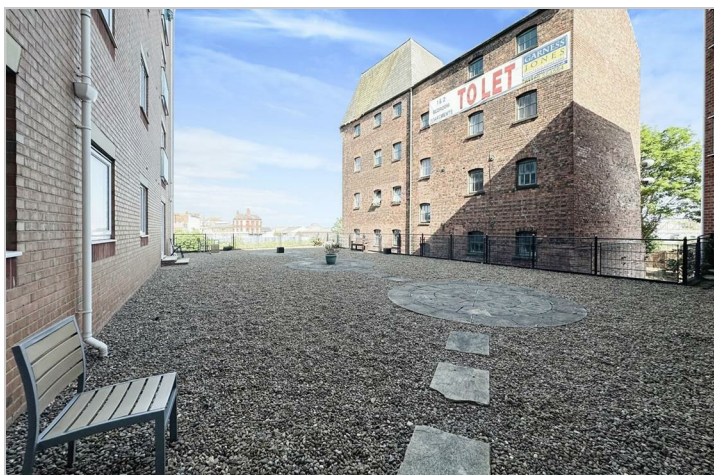
## Disclaimer:

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.

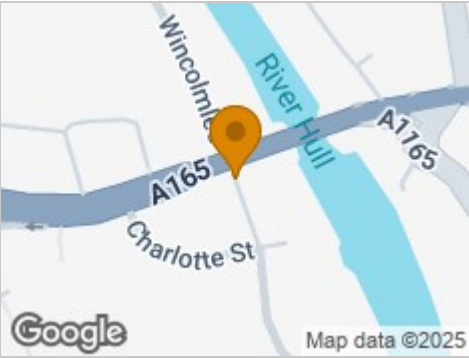
## ADDITIONAL INFORMATION

Tel: 01482 322411





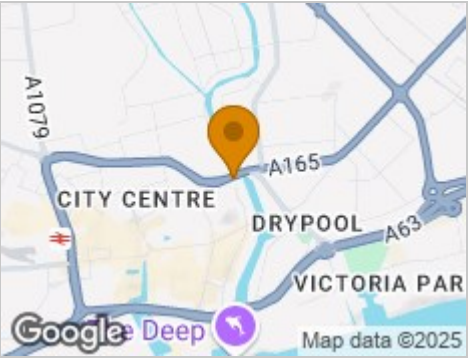
Road Map



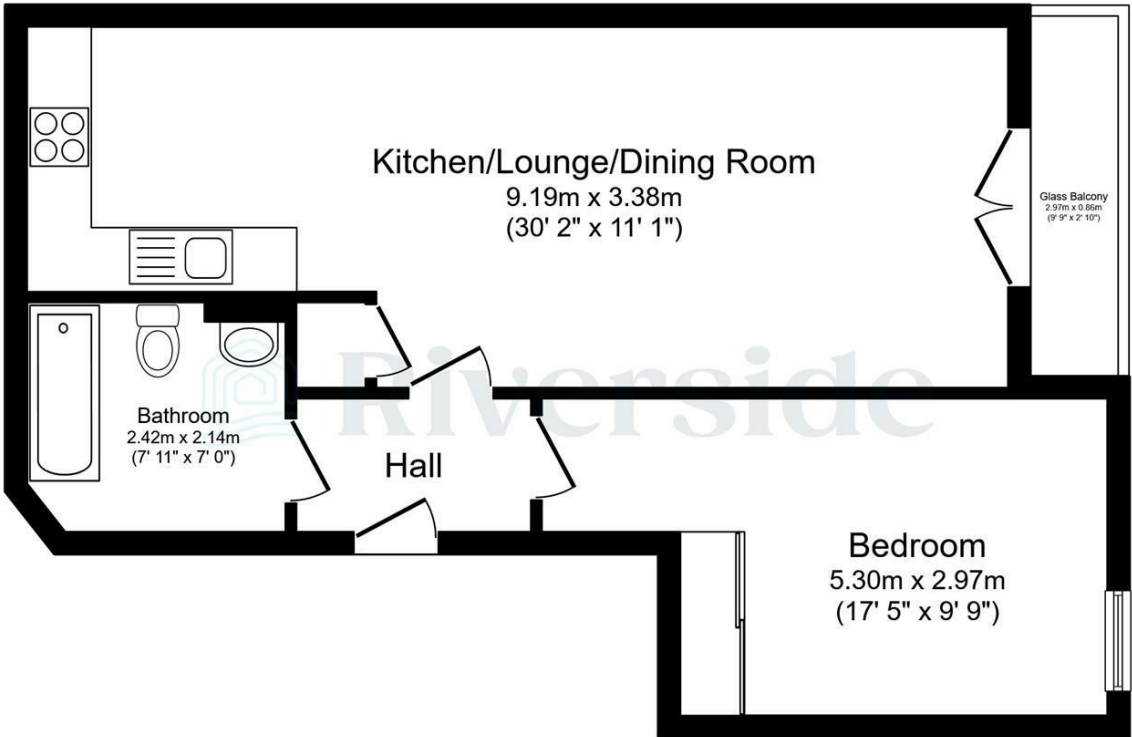
Hybrid Map



Terrain Map



Floor Plan



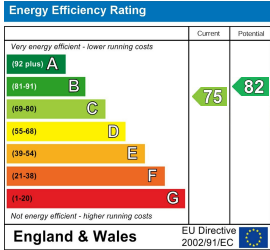
Floor Plan

Total floor area 51.4 sq.m. (554 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 firms employment has the authority to make or give any representation or warranty in respect of the property.