



## 22 Lock Keepers Court

, Hull, HU9 1QH

Guide price £105,000

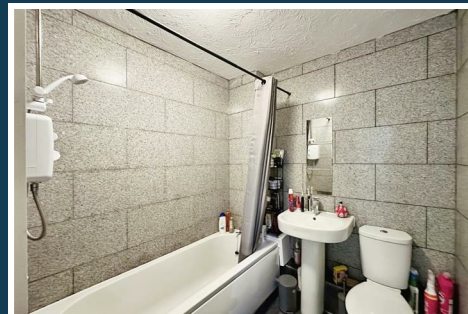
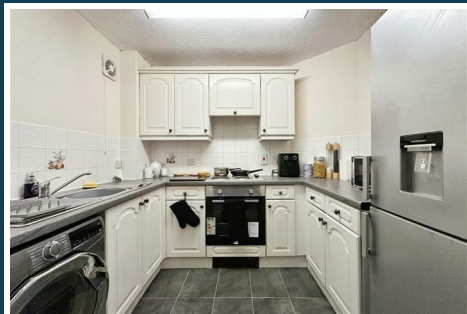




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, Hull, HU9 1QH

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## Summary

Inviting offers between £105,000 and £110,000.

Well presented, ground floor apartment offered for sale with NO ONWARD CHAIN. Located on the popular and sought after Victoria Dock area of Hull, close to local amenities, including shops, doctors, schools, transport links and walking distance into the city Centre.

Ideal for a first time buyer or investor (property is currently rented at £695 pcm but can be sold with vacant possession). The property benefits from ready to move into accommodation, two well proportioned bedrooms, spacious lounge/ dining room, opening into kitchen, modern bathroom and allocated parking externally.

Viewing essential and be arranged via our office!

## Communal Entrance

Well presented with intercom entry system, meter access cupboard, communal notice area and stair access to all floors.

## Hallway

A welcoming entrance with access via a solid panel door, storage cupboard and electric radiator.

## Open Plan Lounge/ Diner

23'1" x 11'0" (7.06m x 3.37m)

An open plan space with UPVC double glazed window to the front and rear and electric radiator.

## Kitchen

8'4" x 6'10" (2.56m x 2.10m)

Fitted with a range of base and wall mounted units, Laminated work surfaces, tiling to splashback areas, inset stainless steel sink units, electric hob with extractor over and built in oven below, space for freestanding fridge freezer and washing machine.

## Bedroom One

13'1" x 9'8" (3.99m x 2.96m)

A generous double bedroom with UPVC double glazed window, electric radiator and direct access to the bathroom.

## Bedroom Two

10'1" x 7'1" (3.09m x 2.16m)

Second bedroom with UPVC double glazed window and electric radiator.

## Bathroom

8'5" x 6'2" (2.59m x 1.90m)

Fitted with a three-piece suite in white, comprising panelled bath with electric shower over, pedestal sink and low level WC. Fully tiled walls and storage cupboard.

## Outside

With allocated parking bay and additional visitor bays.

## Council Tax Band

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

## ADDITIONAL INFORMATION

Tel: 01482 322411

Tenure:

Leasehold - 125 years from 1 October 1997

Service Charge:

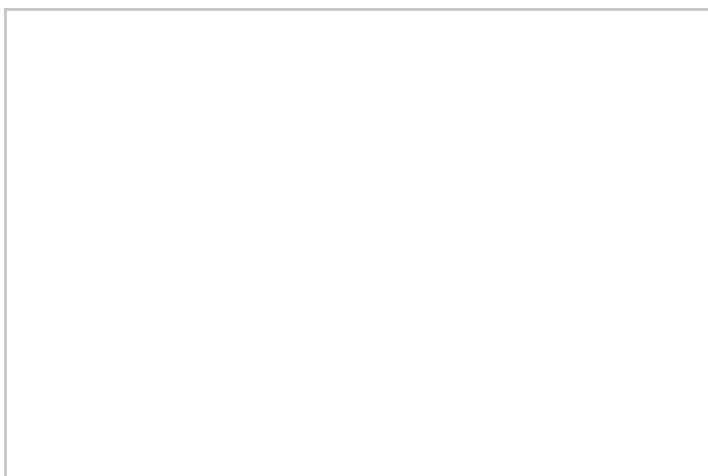
£945.96 per annum

Ground Rent:

£50

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.



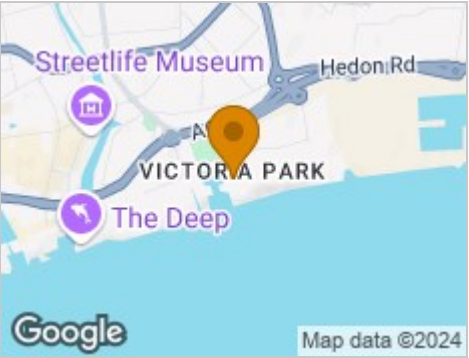
Road Map



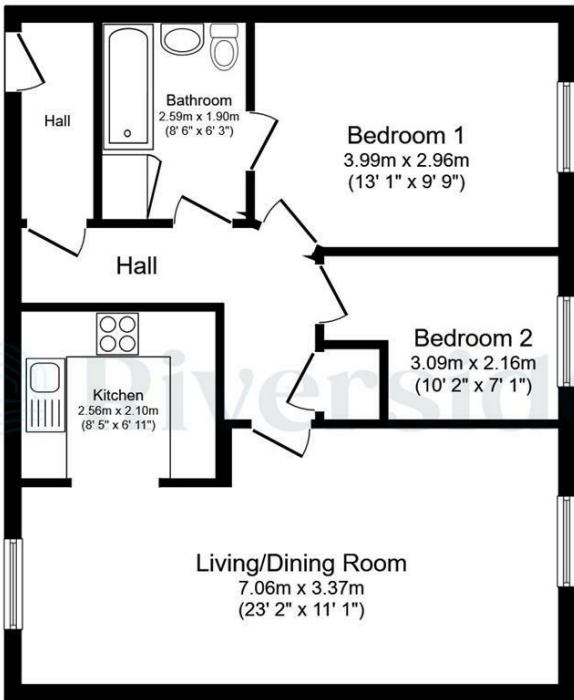
Hybrid Map



Terrain Map



Floor Plan



Floor Plan

Floor area 61.3 m<sup>2</sup> (660 sq.ft.)

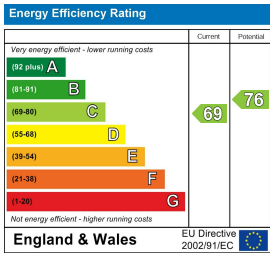
TOTAL: 61.3 m<sup>2</sup> (660 sq.ft.)

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](http://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



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