



## Flat 4, 111 Coltman Street

, Kingston Upon Hull, HU3 2SF

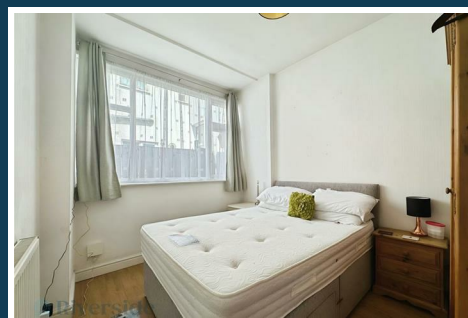
£47,500



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, Kingston Upon Hull, HU3 2SF

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## Ground Floor

### Private Entry

Entry to the rear of the property, via sold door. With cupboard housing boiler and UPVC double glazed window to the rear.

### Open Plan Lounge/ Diner/ Kitchen

With UPVC double glazed window to the side and French doors to the rear garden, laminate flooring and two radiators.

Kitchen fitted with a range of base and wall mounted units, laminated worksurfaces with tiling to the splashback areas, inset sink unit, inset electric hob with extractor over and electric oven below.

### Double Bedroom

A generous double bedroom with UPVC double glazed window and radiator.

### Bathroom

With UPVC double glazed window to the side. Fitted with a three-piece suite in white, comprising panelled bath with shower over, pedestal sink and low level WC. With radiator and vinyl flooring.

### Communal Garden

To the rear is a communal garden which can be accessed directly from this flat. Mainly laid to lawn with gravelled area for seating.

### 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 1 January 2009

### Service Charge:

£1150 per annum

### Ground Rent:

£150 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



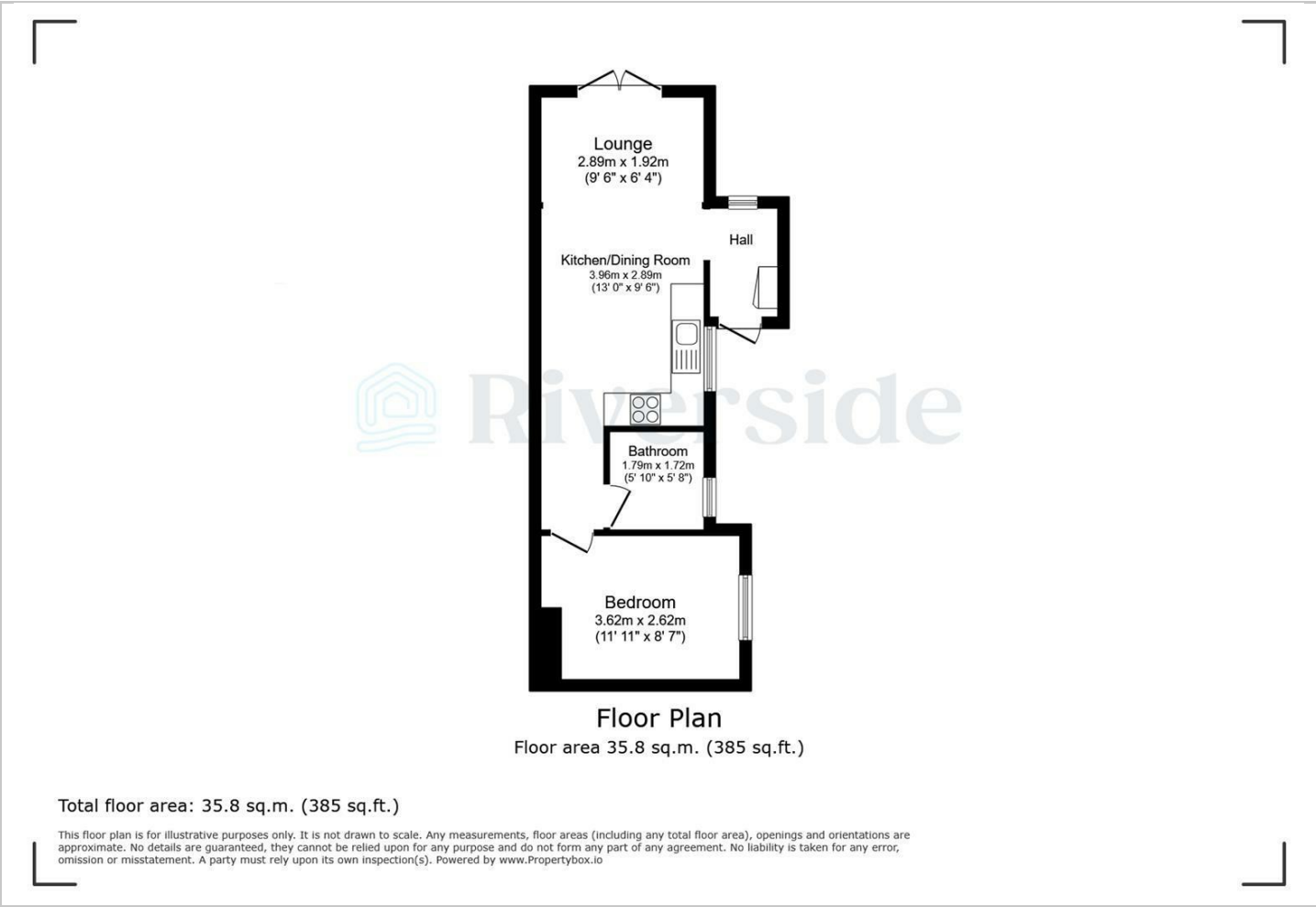
Hybrid Map



Terrain Map



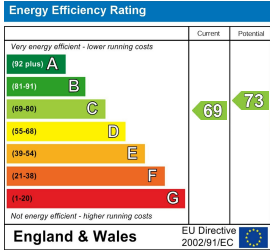
Floor Plan



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.