



54 Chandlers Court

, Hull, HU9 1FB

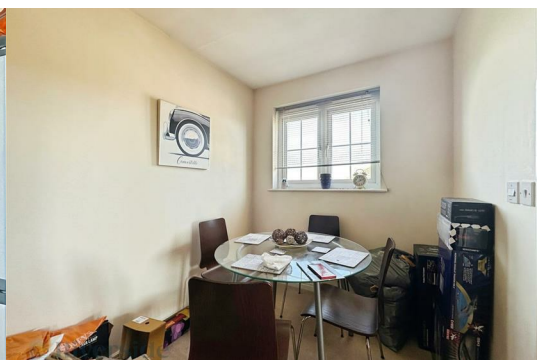
£110,000



Offered for sale with NO ONWARD CHAIN is this bright and spacious TOP FLOOR apartment, situated on Chandlers Court on the ever popular Victoria Dock, a stones through from a range of amenities, including shops, transport links and easy access into the City Centre.

Currently tenanted at £695 PCM, making it ideal for investors but can also be sold with vacant possession to suit first time buyers and down sizers, this smart property comprises; secure communal entrance, hallway with storage cupboards, bright lounge with bay window, modern kitchen, generous double bedroom, second bedroom and main Jack & Jill bathroom. Outside is a communal car park with an allocated bay for this apartment.

Viewing essential and can be arranged via our office!



Communal Entrance

Entrance Hallway

Lounge 13'8" x 11'3" (4.17m x 3.44m)

A room of excellent proportion with a double glazed, bay window overlooking Chandlers Court and skyline view out towards The Humber, storage heater and access to the Kitchen/diner.

Kitchen/ Diner 17'1" x 6'4" (5.21m x 1.95m)

Offering an excellent arrangement of fitted wall and base units with laminate worksurfaces and tiling to splashback areas. Integrated, electric oven with four ring, countersunk electric hob and concealed extractor over. One and a half bowl, stainless steel sink and drainer with mixer tap. Side facing, double glazed window and ample space for a dining table.

Bedroom One 13'3" x 11'6" (4.04m x 3.52m)

Excellent in proportion with two, front facing, double glazed windows, carpet flooring and wall mounted electric heater. Direct access to the bathroom via a Jack and Jill door.

Bedroom Two 8'6" x 8'1" (2.60m x 2.48m)

A front facing double bedroom with a double glazed window, carpet flooring and wall mounted, electric heater.

Bathroom 9'4" x 5'4" (2.87m x 1.64m)

With the added benefit of a Jack and Jill door arrangement, the bathroom is accessible from both the master bedroom and the entrance hallway. Comprising a three piece, white suite with panelled bath and shower over, hand basin and pedestal with individual taps and a low level flush WC. With carpet flooring, tiling to splashback areas and chrome towel warmer.

Outside

Externally, there is a car park to the front with the property benefitted from its own allocated parking bay.

Council Tax Band

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

ADDITIONAL INFORMATION

Tenure:

Leasehold - 125 years from 1 January 2003

Service Charge:

£900 Per Annum

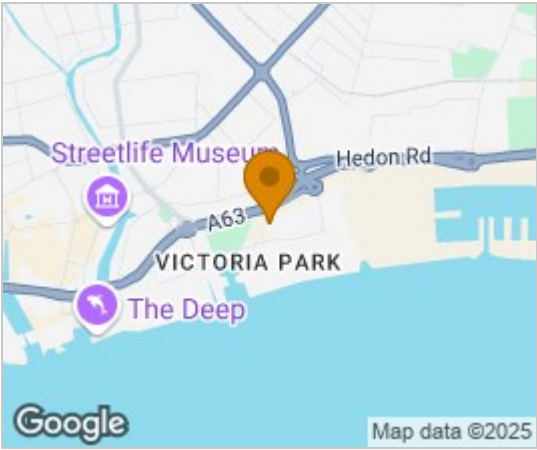
Ground Rent:

£150 Per Annum

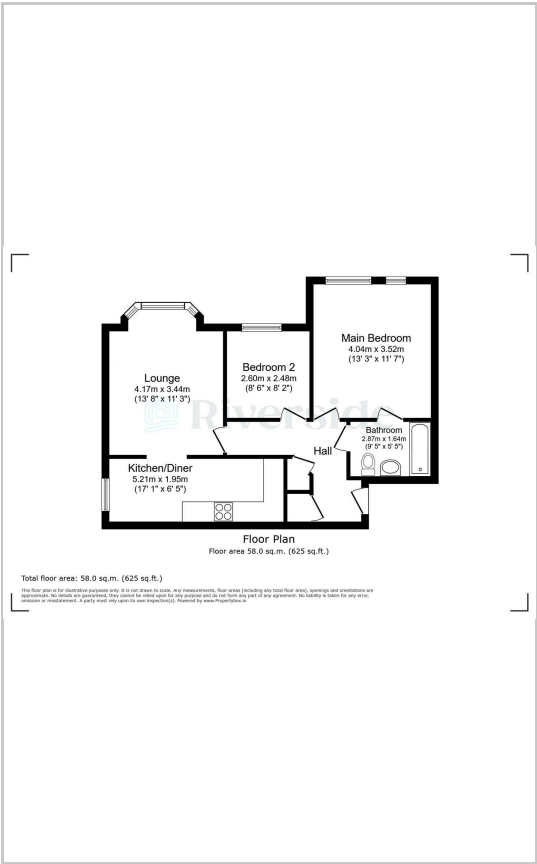
Disclaimer:

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.

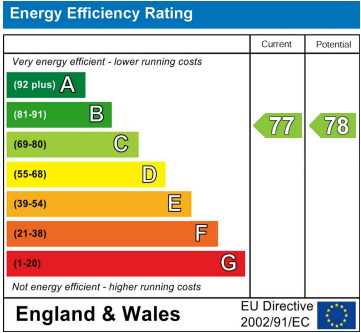
Area Map



Floor Plans



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.