



**19 Dock Street**  
Hull

Guide Price £100,000 – £110,000

**WIGWAM**

# 19 Dock Street, Hull

- NO CHAIN
- CITY CENTRE APARTMENT
- UPPER FLOOR
- ALLOCATED PARKING
- 2 BEDROOMS
- 2 BATHROOMS
- BALCONY

Discover sophisticated city living with this exceptional two-bedroom, two-bathroom apartment, perfectly situated in the vibrant heart of Hull city centre. Boasting contemporary design and a highly desirable private balcony, this property offers an enviable urban lifestyle.

Step inside from the welcoming hallway into the expansive Living Room (approx. 29.18 sq m). This generously proportioned space is ideal for both relaxation and entertaining, offering ample room for comfortable furnishings. A key highlight is the seamless access to your private balcony (approx. 2.59 sq m), providing a perfect spot for morning coffee, evening drinks, or simply enjoying the city views and fresh air.

The apartment features two well-appointed bedrooms, each designed for comfort and tranquility. Bedroom 1 (approx. 14.16 sq m) offers significant space, while Bedroom 2 (approx. 11.39 sq m) includes a convenient built-in closet.





Servicing the apartment are two modern bathrooms (approx. 2.82 sq m and 3.74 sq m respectively), ensuring convenience and privacy for residents and guests alike.

Enjoy the ultimate convenience of city centre living, with Hull's array of shops, restaurants, cultural attractions, and transport links right on your doorstep. This apartment offers the perfect blend of modern amenities and accessibility.

An outstanding opportunity for city professionals, couples, or investors seeking a prime Hull apartment.

#### **Allocated parking**

1 Parking Space

#### **Lease Details**

Service charge - £1559.96 PA (For the current period)

Ground rent - £160 PA (For the current period) 982 years left on the lease.

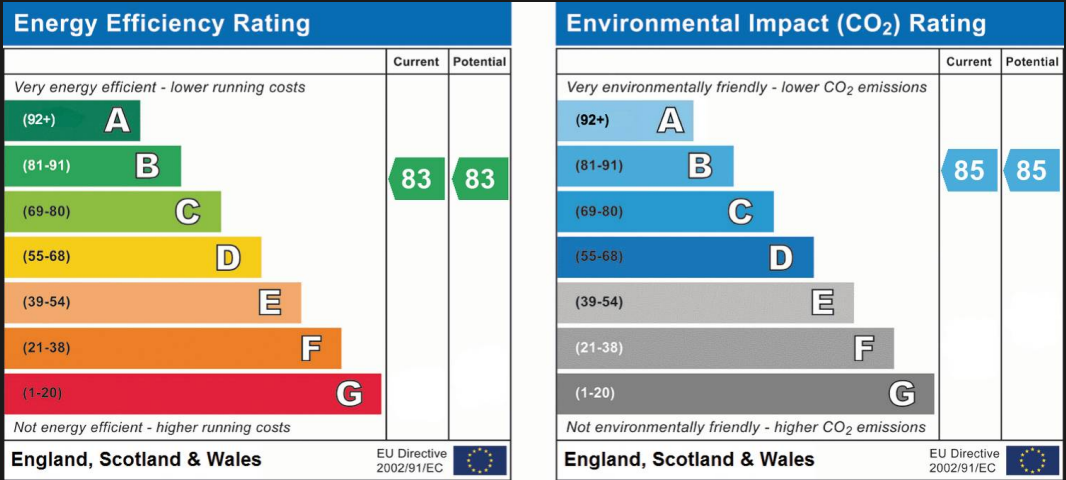
Council Tax band: C

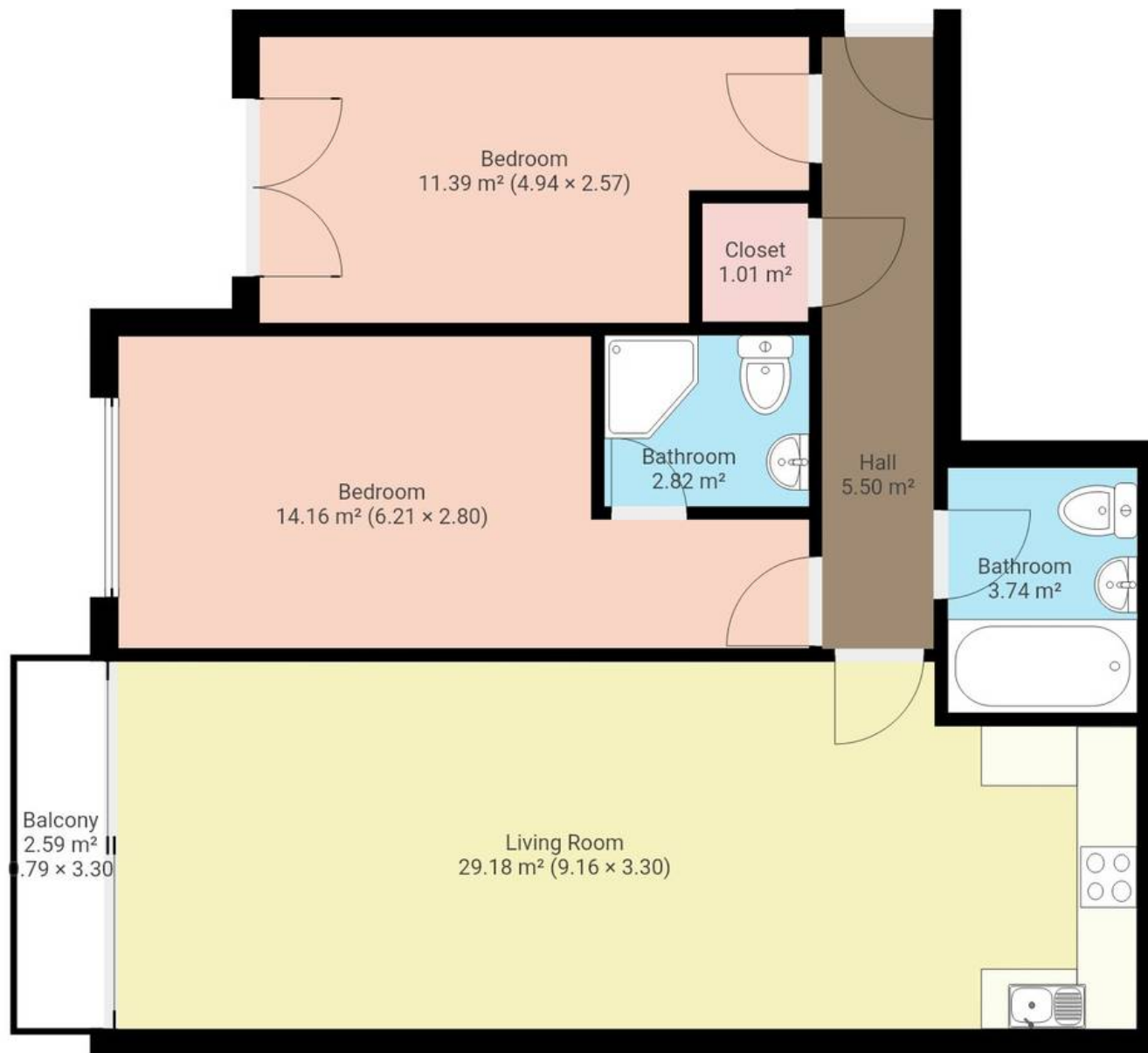
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







This floor plan is provided without warranty of any kind. All measures have been taken to ensure quality and accuracy, however we disclaim any warranty including, without limitation, satisfactory quality or accuracy of dimensions.



# Wigwam

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