

613 Anlaby Road, Hull, HU3 6SU

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wigwamhomes.co.uk



**WIGWAM**  
HOMES



## Railway Street, Hull Marina, HU1



**Guide Price £295,000 - £300,000**



WOW!! TAKE A LOOK AT THIS EXQUISTE UPPER FLOOR APARTMENT IN ONE OF THE MOST SOUGHT AFTER AREAS OF HULL!! Offering simply stunning open plan living incorporating the large lounge area and modern kitchen space, with capacity for a dining area also! The property has two bedrooms, with the master offering a stylish en-suite, and a bathroom. It is also complimented by having convenient allocated parking in the buildings garage.

Situated in the beautiful, desirable location of Hull Marina, this property offers a close proximity to the city centre which is buzzing with shops, eateries and pubs. The Marina itself has some of the best views, bars and restaurants that Hull has to offer. The property is also near to the education and informative Museum Quarter which is visited and explored from far and wide. The transport links are also excellent with the city train station and main bus station both within walking distance. This location really is a great place to explore and experience the heart of the city!

### Property HIGHLIGHTS

Luxurious Apartment

Upper Floor

2 Bathrooms

2 Bedrooms

Leasehold

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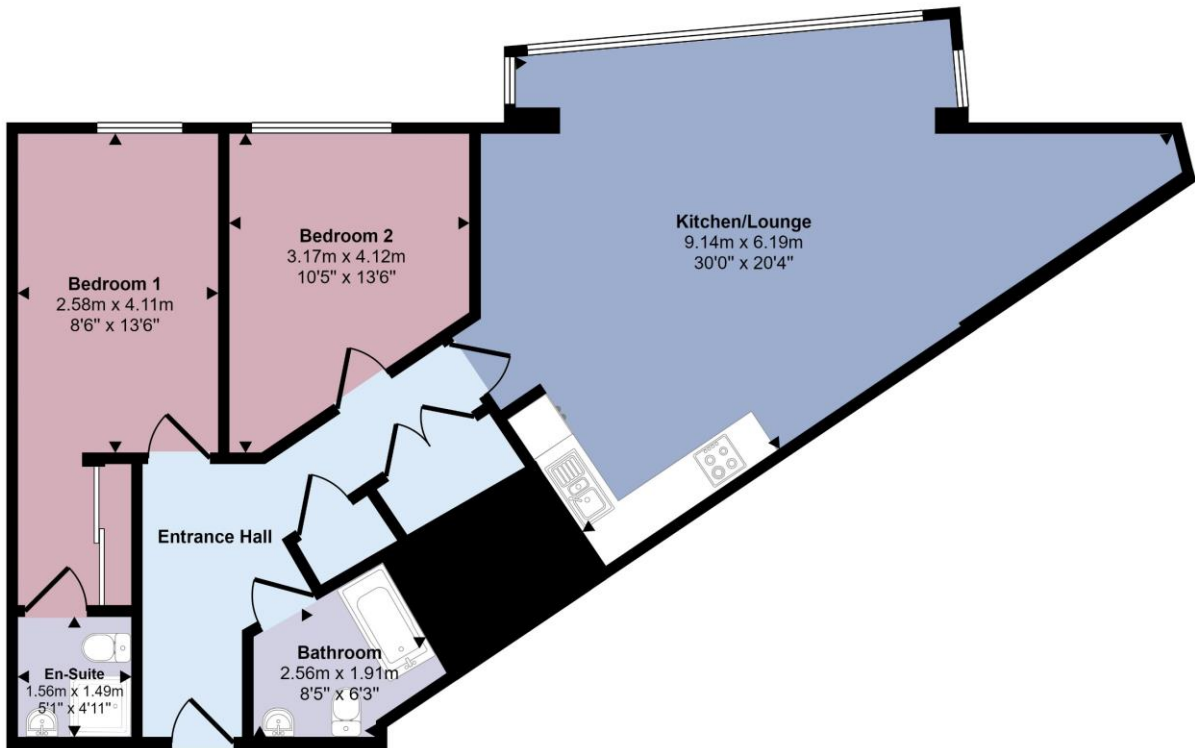


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Approx Gross Internal Area  
82 sq m / 882 sq ft



### Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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## Property DETAILS

### Lease Details,

Annual Ground Rent - £397.54 Annual Service Charge - £3500.04 Years Remaining On Lease - 233 years left

### Entrance Hall,

With carpet flooring, radiator, door leading to lounge/kitchen, door leading to bathroom, door leading to bedroom 1 and 2.

### Lounge/Kitchen,

With carpet flooring, double glazed windows, radiator, tiled flooring, cabinets, integrated oven, integrated hob, fan extractor, spotlights, sink/drainage, integrated fridge/freezer, space for appliances and laminate work surfaces.

### Bedroom 1,

With carpet flooring, radiator, double glazed window, fitted wardrobes, spotlights and door leading to en-suite.

### En-Suite,

With tiled flooring, WC, shower cubicle with shower attachment, hand wash basin, towel radiator and spotlights.

### Bedroom 2,

With carpet flooring, radiator and double glazed window.

### Bathroom,

With tiled flooring, towel radiator, WC, hand wash basin, spotlights and bath tub with shower attachment.

### Parking,

Offers allocated parking in apartment garage

### Viewings,

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

### Fixtures & Fittings ,

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

### Free Market Appraisals / Property Valuations,

We at Wigwam Homes are delighted to offer any homeowner a FREE no obligation valuation on your property. Call today to book! Interested in selling? We offer zero tie-in periods and no-sale NO-fee! Call us now on 01482 50 51 52 to book a valuation.

### Free Mortgage Consultations,

At Wigwam Homes we have our own independent mortgage advisors with access to over 90 lenders. With so many mortgage products on the market, an independent advisor can show you all the various options and help you discover which one is right for you. We can also help with any property, income and personal insurances which you may need to complete your mortgage application.

### About Us,

At Wigwam Homes we take pride in the success we achieve for our clients. Whether it is selling your properties, finding your forever home, searching for a long-term rental investment or looking to profit from onward selling, the Wigwam team is here to guide you through the housing market.

### Disclaimer,

Here at Wigwam Homes, we try to ensure that all information in the advertisements is correct. However, we do advise any potential buyers to conduct their own viewing. The Agent has not checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure.



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