



## 2 St Michaels Mount

Hull

HU6 7TF

£49,950

We offer onto the market this delightful ground floor studio apartment providing well-presented and comfortable accommodation which is well worth viewing. The property which benefits from uPVC double glazing and underfloor heating briefly comprises:- Communal Entrance Reception area, Private Entrance Lobby with intercom, Lounge/Bedroom with double glazed French doors leading onto the very pleasant communal grounds, fitted Kitchen including oven and hob and Bathroom/WC. The property stands in delightful communal grounds and is situated in this very popular and convenient location. Viewing highly recommended.



## Property Features

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- Ground Floor Studio Apartment
- Underfloor Heating
- uPVC Double Glazing
- French Doors To The Communal Grounds
- Very Well-Presented
- Very Convenient Location
- Viewing Recommended
- Great Opportunity

## Full Description

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### LOCATION

The property is situated just off Inglemire Avenue therefore in an ideal position for local amenities including shops, public transport, schooling and Hull University. Also good travelling distance for Hull city centre.

### COMMUNAL HALLWAY LEADING TO:-

### PRIVATE ENTRANCE LOBBY

With an entry door, intercom and fitted cupboard.

### LOUNGE/BEDROOM

16' x 12' 2" (4.88m x 3.71m)

With uPVC double glazed window which overlooks the

side, further uPVC double glazed French doors which lead to delightful communal grounds, cornice to the ceiling, built-in cupboard and TV point.

### KITCHEN

7' 8" x 5' 11" (2.34m x 1.8m)

With a single sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas, fully-tiled walls, plumbing for automatic washing machine, built-in cupboard, extractor/cooker hood, four ring hob and built-in under-oven.

### BATHROOM

6' 4" x 5' (1.93m x 1.52m)

With a panelled bath having separate shower over and screen, vanity wash hand basin with mixer tap, low level WC, fully-tiled walls and extractor.

### OUTSIDE

The property stands in delightful communal grounds together with residents' car parking facilities.

### TENURE

We believe the tenure of this property to be Leasehold (to be confirmed by the vendor's solicitors). We understand the service charge is £50 per month (£600/year) and the Lease is 125 years from 1988. We are informed that the service charge will be increasing in January 2026 to £80 per month. Parking is free on the





## Full Description

front but car ports and garages are also available to rent at £12 and £16 per month respectively. Please note that properties in this complex are unable to be rented out and must be owner occupied. No Pets are allowed - only caged birds, guide dogs and old cats that wont go out as the building isn't suitable. The service charge includes buildings insurance, garden maintenance & window cleaning as well as the interior of the blocks.

### VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

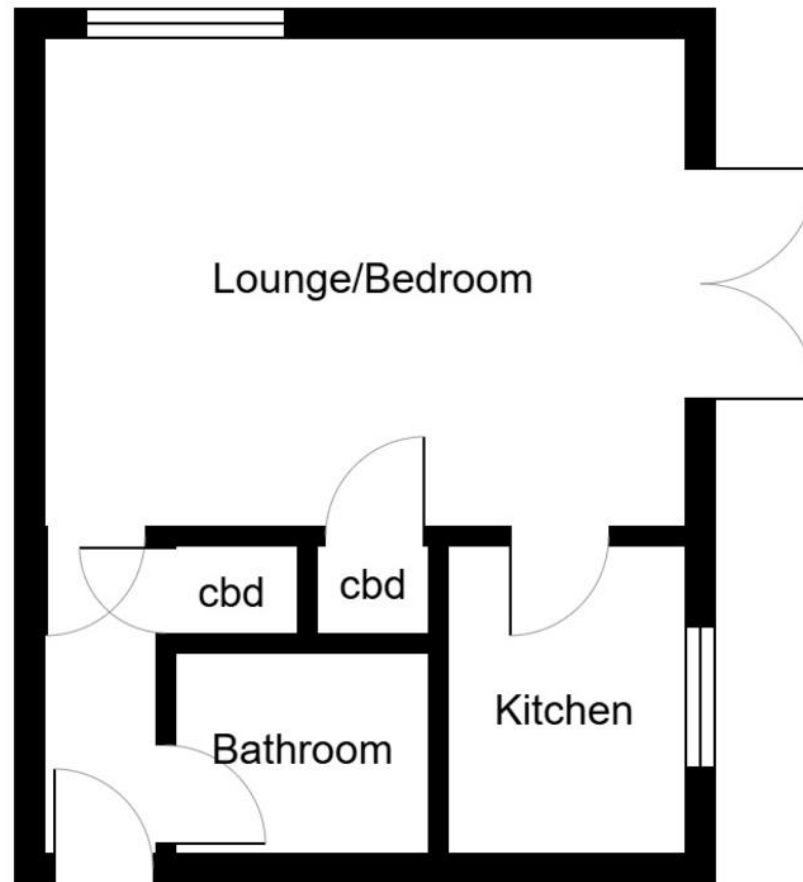
NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

Saturday 10am to 1pm.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 D
39-54	E		
21-38	F		
1-20	G		



## DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements