

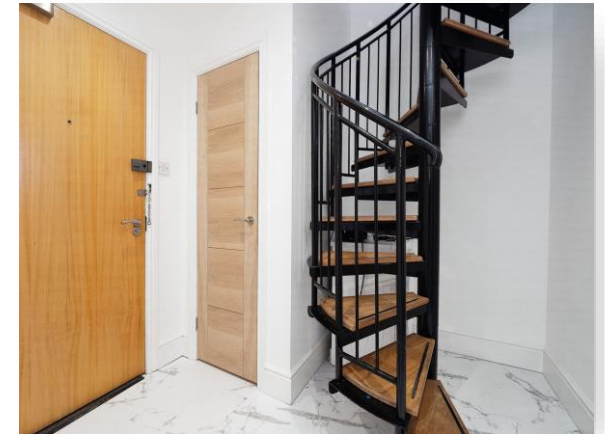


**City Exchange Lowgate, Hull HU1 1AA**

**Welcome to**

**City Exchange Lowgate, Hull**

This 2 bedroom 2 level mezzanine flat is perfect for both investors and First Time Buyers. With a city centre location you are only a short walk from all amenities. The property is fully renovated and in move in condition with no chain.



### **Entrance Hall**

Stairs to first floor and storage cupboard.

### **Kitchen / Lounge**

15' 5" max x 17' 10" narrowing to 6' 9" plus cupboard ( 4.70m max x 5.44m narrowing to 2.06m plus cupboard )  
Fitted kitchen with a range of glossy wall and base units, work surfaces, 4 ring electric hob with hood over, stainless steel sink, tile splash back, two integrated cooker points, integrated fridge freezer, plumbing for an automatic washing machine, breakfast bar and three single glazed windows to the rear.

### **Landing**

Access to the bathroom, spiral staircase and three single glazed windows to the rear.

### **Bedroom 1**

12' 6" x 8' 9" ( 3.81m x 2.67m )  
Mezzanine style balcony.

### **Bedroom 2**

11' 5" x 8' 11" ( 3.48m x 2.72m )  
Two single glazed windows to the rear.

### **Bathroom**

Bathroom with panelled bath, corner shower, vanity W/C and basin unit, extractor fan and tiled walls and floor.



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## Welcome to

### City Exchange Lowgate, Hull

- 2 Bed, 2 Level Mezzanine Flat
- City Centre Location
- No Chain
- Move In Condition
- Fully Renovated

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 145 years from 09 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £130,000



### Directions to this property:

See below map for property location or for further information, contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NEA118366](http://williamhbrown.co.uk/Property/NEA118366)



Property Ref:  
NEA118366 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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