



**Pilot Office Queen Street, Hull HU1 1UJ**

**Welcome to**

**Pilot Office Queen Street, Hull**

Enjoying stunning views of the river Humber, this one bedroom middle-floor flat is located within The Fruit Market, close to Humber Street, Hull City Centre and an array of local amenities. Currently rented on a Shorthold Tenancy Agreement. Schedule a viewing today!



### **Lounge/ Diner**

14' 11" max x 16' 5" max ( 4.55m max x 5.00m max )

Door to communal hallway, open plan to the kitchen, three radiators, spotlights, single glazed window to the side and single glazed window to the front.

### **Kitchen**

16' 5" max x 7' 8" max ( 5.00m max x 2.34m max )

Fitted kitchen with a range of wall and base units, work surfaces, electric oven and hob with hood over, sink, integrated fridge, integrated freezer, integrated dishwasher, spotlights and single glazed window to the front.

### **Bedroom 1**

10' x 11' 10" to front of wardrobe ( 3.05m x 3.61m to front of wardrobe )

Single glazed window to the front, fitted wardrobes, radiator and spotlights.

### **Bathroom**

Bathroom with bath and mixer taps, mains shower cubicle, low level W/C, basin, coil chrome style radiator and spotlights.



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## Welcome to

### Pilot Office Queen Street, Hull

- 1 Bedroom Middle Floor Apartment
- To Be Sold With Tenant In Situ
- Open Plan Kitchen Lounge
- Views Of The River Humber
- City Centre Living

Tenure: Leasehold EPC Rating: E

offers in excess of

# £160,000

### Directions to this property:

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



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
NEA118304 - 0005

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.

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