



**Kemley House Ferensway, Hull HU2 8NY**

**welcome to**

**Kemley House Ferensway, Hull**

Experience urban living in this sleek 1 bed top-floor apartment in the city centre to be sold with tenant in situ. Enjoy great local amenities and the convenience of being a 2 minute walk from Hull Paragon Station. Call us now to book your viewing!



### **Communal Entrance**

Communal entrance with communal lift and stairs.

### **Entrance Hall**

Electric storage heater, storage cupboard and intercom.

### **Lounge**

16' 7" max x 17' 1" max ( 5.05m max x 5.21m max )

Double glazed window to the front and an electric storage heater.

### **Kitchen**

10' 9" max x 13' 8" max ( 3.28m max x 4.17m max )

Fitted kitchen with a range of wall and base units, 4 ring electric hob with hood over, cooker point, stainless steel sink, integrated fridge freezer, integrated dishwasher, plumbing for an automatic washing machine and spotlights.

### **Bedroom 1**

14' 8" max x 11' 8" max ( 4.47m max x 3.56m max )

Double glazed window to the side and electric storage heater.

### **Bathroom**

Bathroom with panelled bath and shower over, low level W/C, pedestal wash hand basin, electric wall heater, towel style radiator, extractor fan and spotlights.



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welcome to

## Kemley House Ferensway, Hull

- 1 Bedroom Top Floor Flat
- To Be Sold With Tenant In Situ
- Undercover And Enclosed Private Parking Space
- City Centre Living
- To Be Sold With Share Of Freehold

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 20 May 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA118841 - 0009

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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.

### directions to this property:

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



william h brown



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