



**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. 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
- Undercover And Enclosed Private Parking Space
- City Centre Living
- To Be Sold With Share Of Freehold
- Local Amenities

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.

offers in excess of

# £70,000

### 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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Property Ref:  
NEA118841 - 0010

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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