



**St. Johns Court Queens Road, Hull HU5 2QG**

**Welcome to**

**St. Johns Court Queens Road, Hull**

William H. Brown are delighted to market this great investment opportunity! This 2 bedroom ground floor flat with tenant on situ is a great start or addition to any investors portfolio!



### **Entrance Hall**

Wooden door to the side.

### **Lounge**

11' 4" max x 17' 10" max ( 3.45m max x 5.44m max )

Two double glazed windows to the front, feature fire surround with electric fire, boiler and a radiator.

### **Kitchen**

8' 5" x 6' 11" ( 2.57m x 2.11m )

Fitted kitchen with a range of wall and base units, work surfaces, gas cooker, stainless steel sink, plumbing for an automatic washing machine, radiator and double glazed window to the front.

### **Bedroom 1**

8' 3" x 12' 2" ( 2.51m x 3.71m )

Double glazed window to the rear and a radiator.

### **Bedroom 2**

8' 3" x 6' 10" ( 2.51m x 2.08m )

Double glazed window to the rear and a radiator.

### **Bathroom**

Bathroom with panelled bath and shower over, low level W/C, pedestal wash hand basin, radiator and double glazed window to the rear.



***view this property online*** [williamhbrown.co.uk/Property/NEA119024](http://williamhbrown.co.uk/Property/NEA119024)



## Welcome to

### St. Johns Court Queens Road, Hull

- 2 Bedroom Ground Floor Flat
- To Be Sold With Tenant In Situ
- Brilliant Investment Opportunity
- Great Local Amenities
- Long Standing Tenant

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £65,000

### 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

**view this property online** [williamhbrown.co.uk/Property/NEA119024](http://williamhbrown.co.uk/Property/NEA119024)



Property Ref:  
NEA119024 - 0003

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.



william h brown



**01482 447748**



[NewlandAvenue@williamhbrown.co.uk](mailto:NewlandAvenue@williamhbrown.co.uk)



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



[williamhbrown.co.uk](http://williamhbrown.co.uk)