



**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.



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## 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.

# £60,000

### 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:  
NEA119024 - 0004

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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.



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