



Lancelot Court, Hull, HU9 1QD

Welcome to

Lancelot Court, Hull

Welcome to this charming ground floor flat nestled in the serene surroundings of Lancelot Court, Victoria Dock, Hull. This contemporary residence boasts a convenient layout and modern amenities, perfect for comfortable living.





Living/Dining Room

10' 7" max x 19' 7" max (3.23m max x 5.97m max)

Kitchen

7' 4" max x 6' max (2.24m max x 1.83m max)

Bedroom 1

11' 9" max x 8' 5" max (3.58m max x 2.57m max)

Bedroom 2

7' 6" max x 12' 2" max (2.29m max x 3.71m max)

Shower Room

8' 4" max x 6' 2" max (2.54m max x 1.88m max)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- VICTORIA DOCK POSITION
- EXCELLENT TRANSPORT LINKS
- NO ONWARDS CHAIN
- VIEWINGS ADVISED
- EPC: C

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£110,000

Directions to this property:

For more information, please contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR121719



Property Ref:
HDR121719 - 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.

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