

CLUBLEYS



Flat 9, Kingston Court,  
Hull, HU2 8GA

TO LET £695 Per Calendar Month



FIRST FLOOR APARTMENT just minutes away from the heart of Hull City Centre. With a secure and private entrance, the TWO bedroom apartment offers SPACIOUS, bright and MODERN LIVING with the added benefit of secure ALLOCATED PARKING

The UNIQUE apartment briefly comprises;- secure complex with shared entrance hall with neighbouring apartment. OPEN PLAN kitchen/dining and living room, two DOUBLE bedrooms and a family bathroom. VIEWINGS RECOMMENDED .

HOLDING DEPOSIT £160. BOND REQUIRED £800. AVAILABLE FROM BEG AUGUST 2024.

RENT £695 Per Calendar Month | DEPOSIT £800 | AVAILABLE FROM 1st  
August 2024

Hull City Centre BAND: C

Open plan Kitchen / Living Room  
Master Bedroom'  
Bedroom Two  
Bathroom

## THE ACCOMMODATION:-

### SECURE SHARED ENTRANCE

Shared entrance with one additional apartment.

### FIRST FLOOR

#### OPEN PLAN KITCHEN, DINER WITH LIVING AREA

3.65 x 11.66 to max (12'0" x 38'3" to max)  
Open plan kitchen area with windows to the front and rear elevation. Fitted with a range of wall and base units, work surfaces, breakfast bar, stainless steel sink unit, integrated oven, four ring hob with extractor over, part tiled walls and floor, integrated fridge, freezer, combined washing machine and tumble dryer and dishwasher. Large living room with TV points, electric and laminate flooring.

#### INNER HALL

Leading through:-

#### MASTER BEDROOM

2.85 x 4.30 (9'4" x 14'1")  
With a window to the front elevation. Fitted wardrobe.

#### BEDROOM TWO

2.83 x 4.02 (9'3" x 13'2")  
With a window to the rear elevation.

#### FAMILY BATHROOM

1.71 x 2.40 (5'7" x 7'10")  
Modern suite comprising bath with electric shower over, wash hand basin and low level WC. Part tiled walls and tiled flooring. Extractor fan and heated towel rail.

#### PARKING

Secure allocated parking available on site.

## ADDITIONAL INFORMATION

### SERVICES

Mains water, drainage, electricity are connected to the property.

### APPLIANCES

No appliances have been tested by the agent.

## HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent .

If at any time you decide not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained by us or the landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

## DEPOSIT PROTECTION SERVICE

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service  
The Pavilions  
Bridgewater Road  
Bristol  
BS99 6AA  
Tel: 0844 4727000

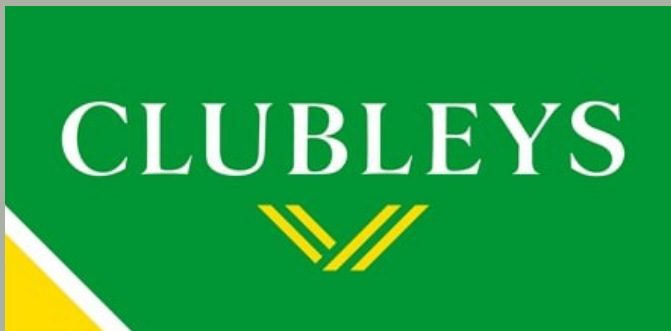
## REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### DEPOSIT PROTECTION SCHEME

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#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyor,  
Estate Agents,  
Lettings Agents &  
Auctioneers

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**ZOOPLA**

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.