

CLUBLEYS



Flat 9, Kingston Court,
Hull, HU2 8GA

TO LET £725 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 neighboring
apartment. Open plan kitchen/dining and living room, two double bedrooms and a family bathroom.

A deposit of £830 will be required. A holding deposit of £160 will be required to secure the property. East
Riding of Yorkshire Council Band C

RENT £725 Per Calendar Month | DEPOSIT £830 | AVAILABLE FROM 16th
November 2025

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.

Material Information

The Ofcom website suggests there is a maximum download speed of 1000 Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from Three, Vodafone and O2. The checker results are predictions and should not be regarded as guaranteed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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

Deposit will be required, the amount is stated in the main property description. 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: 0330 3030030

HOLDING DEPOSIT

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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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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