



16 Sequana Court, Hull, East Yorkshire, HU9 1PQ

- Top Floor Apartment
- Early Viewing Highly Recommended
- Views Over The Humber Basin
- Lounge Diner with Kitchen off
- Bathroom
- Well Presented Accommodation
- Allocated Parking Space
- Stair Access to the Apartments
- Two Bedrooms
- Bond £836.53

£725 Per Calendar Month



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Two Bedroom Top Floor Flat. Located on Victoria Dock the property enjoys Views to Victoria Park, the Half Tide Basin and River Humber Beyond. Accessed via Communal Intercom Entrance Door Staircase leads off to Flats. The Accommodation comprises:- Entrance Hall; Lounge Diner, Kitchen, Two Bedrooms, Bathroom accessed via 'Jack & Jill doors' from Master Bedroom and Hallway. Good decorative order throughout. Allocated Single Parking Space with Visitor Parking available on Site. Gas Central Heating System. Both Sealed Unit & Double Glazed windows. Bond £836.53. Viewing via Leonards please.

Location

This property is located on the ever popular development, with picturesque views and located close to the city centre. Having close proximity to the bars, restaurants and shops. It also is in within close proximity to motorway links.

Entrance

Ground floor communal entrance with intercom access into the building. Stairs lead off to the flats.

Entrance Hallway

With private entrance door provides access into the flat. Cloaks cupboard, radiator, access to roof void and doors to all rooms off.

Lounge Diner

10'7" x 13'11" + 8'11" x 7'8" (3.243m x 4.245m + 2.720m x 2.338m)

With a rear aspect overlooking the basin and River Humber beyond. Three windows, two radiators and access into:

Kitchen

8'8" x 6'0" (2.648m x 1.842m)

Containing a range of base and wall units, work surfaces with single drainer sink unit with mixer tap. Space for appliances and electric oven with gas hob. Washing machine and fridge. Window to the side elevation and wall mounted gas fired central heating boiler.

Bedroom One

12'2" x 8'10" (3.723m x 2.694m)

With two windows to the front elevation, radiator, wardrobes and access door into the bathroom.

Bedroom Two

7'1" x 11'4" max (2.177m x 3.465m max)

Window to the front elevation and radiator.

Bathroom

8'8" x 6'2" max sizes (2.660m x 1.897m max sizes)

With and Jack and Jill doors to the Hallway and Bedroom One. Containing a suite of p shaped bath with screen and plumbed shower over, wash hand basin and WC. Part tiled walls and store cupboard.

Outside

The property has a single allocated car parking space.

Energy Performance Certificate

The current energy rating on the property is C (76).

References & Security Bond

Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£167.30) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The security bond required for the property is £836.53 which will be payable on the tenancy start date together with the first month's rent of £725. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Services

The mains services of water, gas and electric are connected. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenant Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number 0021066500160A. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

Tenure

The tenure of this property is Leasehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Free Lettings Market Appraisal/Valuation

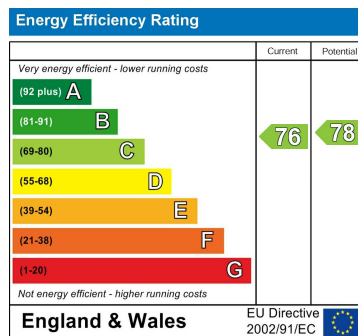
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