

Whitakers

Estate Agents



19 Wenlock Court, Hull, HU3 6PW

Asking Price £67,500

This well presented top floor apartment is offered to the market with a tenant in situ paying £475 PCM giving any buyer a return on their investment of 8.4%, making this a great option for any investors portfolio.

The main features include - communal entrance leading to the staircase to the top floor, entrance hall, 14' lounge, fitted kitchen, two good bedrooms along with the bathroom suite.

Externally there are communal gardens to enjoy and residents car parking.

Wenlock Court is located on Anlaby Road, well placed to access a wide range of local amenities and enjoys easy access to and from the city centre.

Early viewings are advised.

Accommodation Comprises

Entrance

Wooden front door.

Hallway

Communal area, storage cupboard, laminate and stairs leading to the apartment.

Lounge 6'7 x 14'6 (2.01m x 4.42m)



Two UPVC double glazed windows, two electric heaters and laminate flooring.

Kitchen 7' x 11'1 (2.13m x 3.38m)



UPVC double glazed window, a range of base, wall and drawer units with work tops above and splash back tiles. Sink unit with mixer tap over and plumbing for an automatic washing machine.

Bedroom One 11'9 x 11'2 (3.58m x 3.40m)



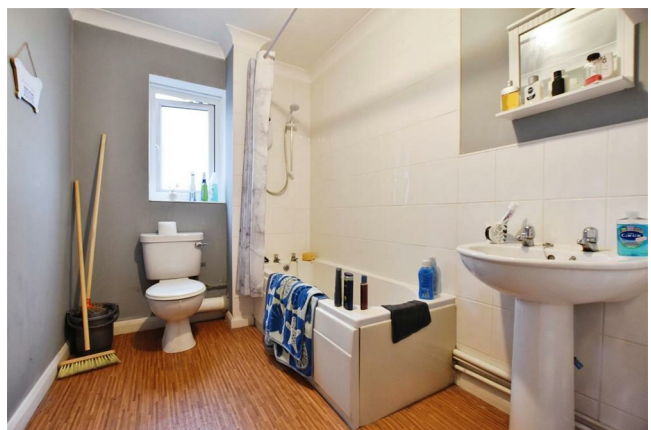
UPVC double glazed window, electric heater and laminate flooring.

Bedroom Two 8'9 x 6' (2.67m x 1.83m)



UPVC double glazed window, electric heater and laminate flooring.

Bathroom



UPVC double glazed window, low flush WC, pedestal sink unit, panelled bath and electric shower.

Externally



Externally there are communal gardens to enjoy and residents car parking.

Tenure

The property is leasehold.

£55 per month service charge

£0 annual ground rent

999 from 7th June 1984 - Lease Term 959 years remaining

Council Tax

Council Tax Band A.

Material information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - Basic 16 Mbps /

Ultrafast 1000 Mbps

Broadband - EE / Vodafone / Three / O2

Coastal Erosion - No

Coalfield or Mining Area - No

Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Disclaimer

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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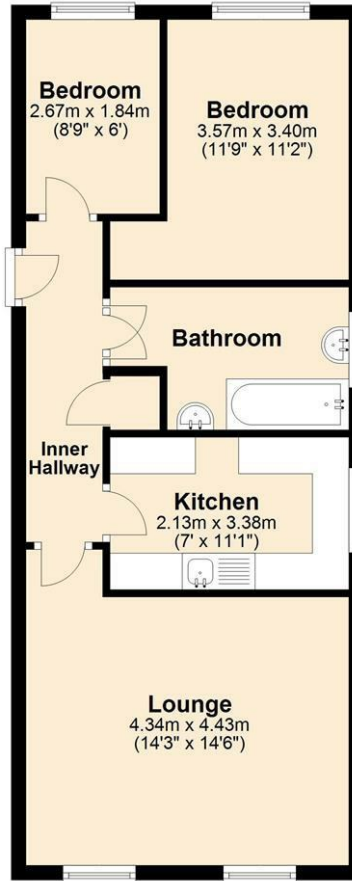
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Sales valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

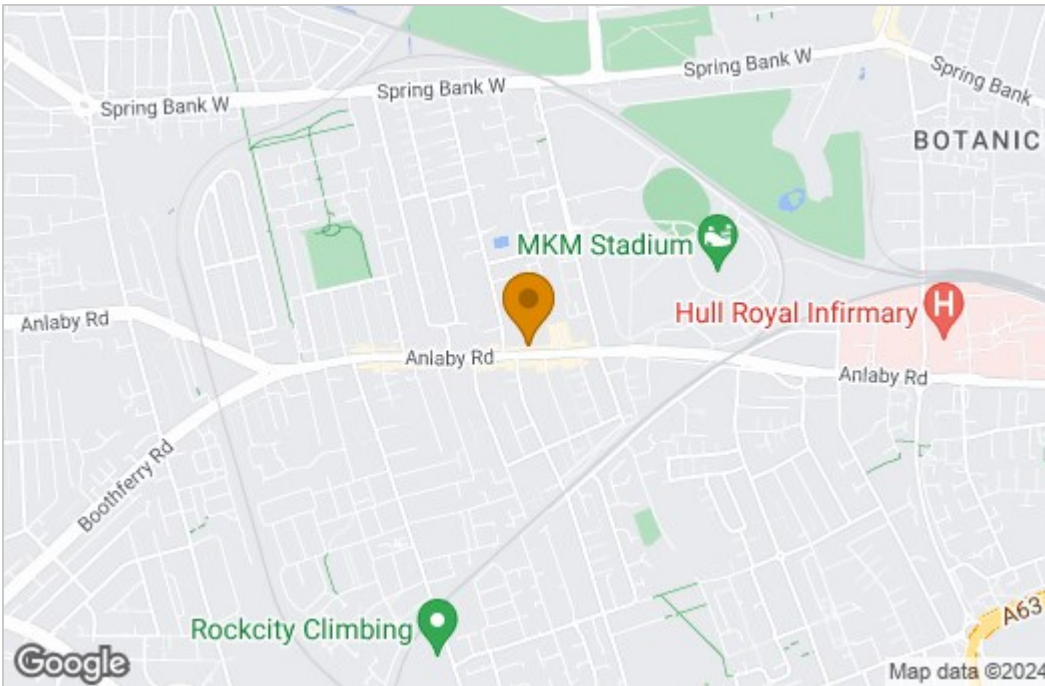
Floor Plan

Top Floor

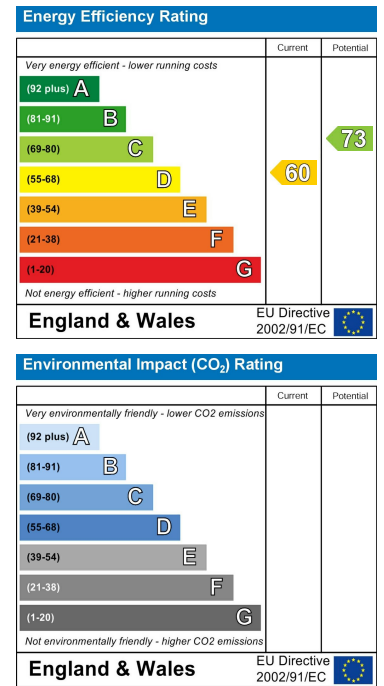


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.