

Whitakers

Estate Agents



Apt 4, 6 Kingston Court, Hull, HU2 8GA

£119,950

No chain involved.

Located in the city centre, off Kingston Square near Hull New Theatre. Close to all amenities that city living can offer. Situated on the first floor this two bedroomed well presented apartment comes with an intercom entry system.

The property briefly comprises: open plan lounge / living space, two bedrooms and bathroom. The apartment has an allocated parking space located in the courtyard of the development which can be accessed via a remote control fob with electronic self closing gates, accessed from Charles Street.

Viewings highly advised.

Accommodation Comprises

Communal Hallway

Leads to:

Entrance door leads to

Open Plan Living Dining Kitchen 23'7 x 14'6
(7.19m x 4.42m)



UPVC double glazed window, electric storage heater, entry phone hand set and down lighters.

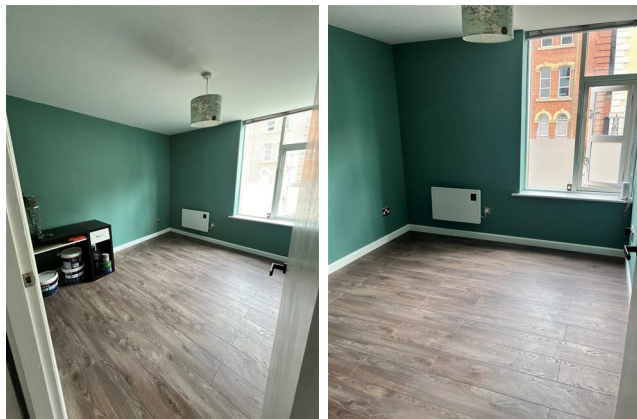
The kitchen area has a range of base wall and drawer units with fitted worktops and a breakfast bar, inset single drainer sink unit, provisions for electric cooking, fridge freezer, automatic washing machine and downlighters.

Bedroom One 14'1 x 8'11 (4.29m x 2.72m)



UPVC double glazed window and an electric storage heater.

Bedroom Two 10'7 x 9'4 (3.23m x 2.84m)



UPVC double glazed window and an electric storage heater.

Bathroom



Partially tiled and fitted with a three piece suite comprising panelled bath with an electric shower over and shower screen, vanity wash basin and a low flush WC, and an extractor fan.

External and Residents Car Park



The apartment has an allocated parking space located in the courtyard of the development which can be accessed via a remote control fob with electronic self closing gates, accessed from Charles Street. A residents entry gate is also located on Charles Street as well as the Main Entrance on Kingston Square.

Tenure

Leasehold.

Lease Details

The lease is XXX years and commenced XXX. The owner of the apartment will own an equal share in the Freehold.

Service Charge and Ground Rent

Council Tax Band

Council Band C.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 16 Mbps / Ultrafast 1000 Mbps

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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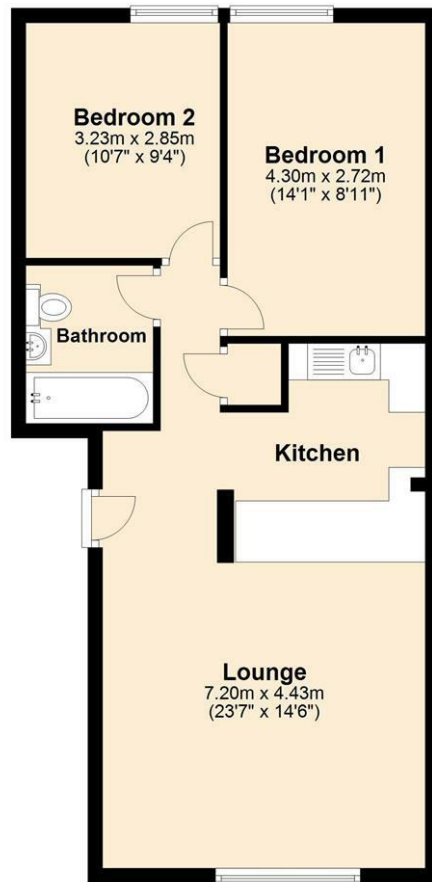
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Sales valuations

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.

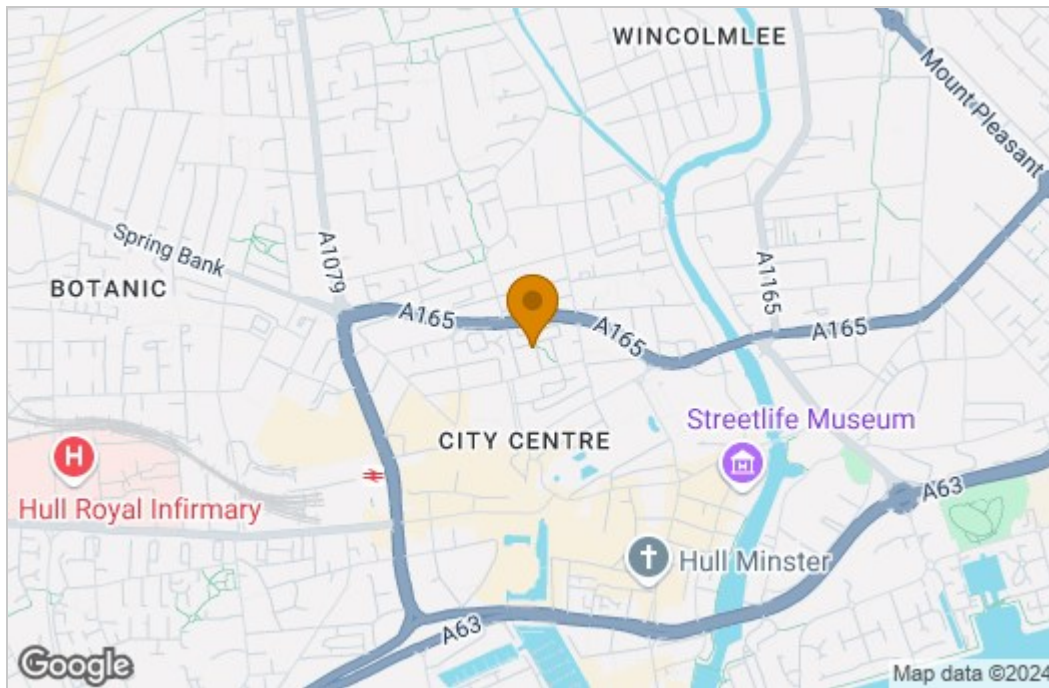
Floor Plan

Ground Floor

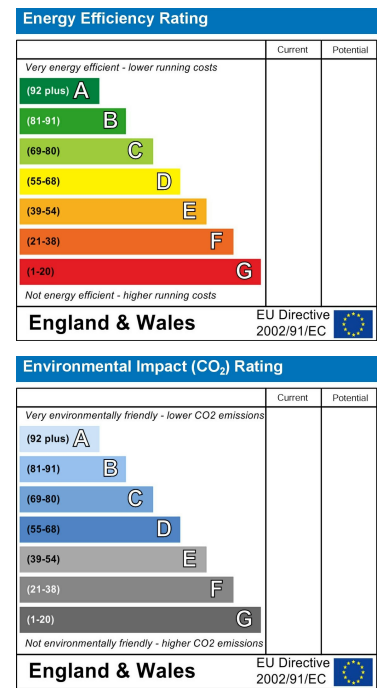


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.