

# Whitakers

Estate Agents



## Apt 38 Old Harbour Court, Hull, HU2 8HZ

**Offers Over £120,000**

**\*\* NO ONWARD CHAIN \*\***

Introducing this fourth floor apartment which is contained within the 'Old Harbour Court' complex in the heart of the Hull city centre, and enjoys views of the River Hull.

To access the building, the resident enters through the communal entrance and can either use the lift or staircase to access the upper levels.

The internal layout of the flat briefly comprises : hallway, re-configured bedroom with walk-in wardrobe which could be converted back into an en-suite. second bedroom, bathroom and open plan kitchen / diner with balcony.

The apartment also benefits from having its own allocated parking space in the resident's carpark.

The accommodation comprises

Ground floor

Communal entrance

Secured entrance door with telecom system, individual letter boxes for each apartment, and lift / staircase to the upper levels.

Fourth floor

Private hallway

Wooden entrance door, central heating radiator, built-in storage cupboard, and laminate flooring.

Bedroom one 8'7" x 10'3" (2.62 x 3.14 )

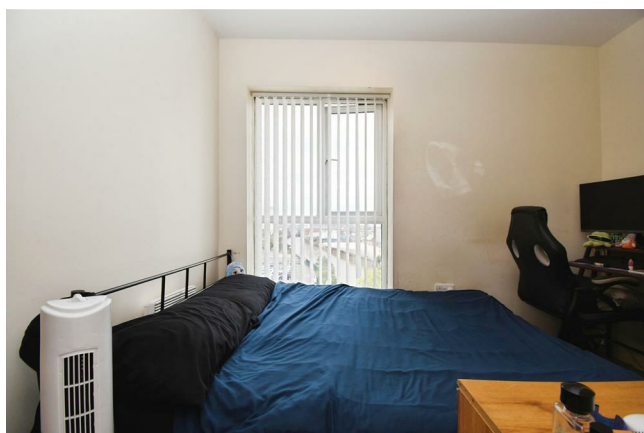


UPVC double glazed window, central heating radiator, and carpeted flooring.

Walk-in wardrobe

Fitted shelves, and carpeted flooring.

Bedroom two 8'7" x 9'11" (2.62 x 3.03 )



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bathroom



Central heating radiator, partly tiled to splashback areas with laminate flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Kitchen / lounge 18'7" x 23'5" (5.68 x 7.14 )



UPVC double glazed door to the balcony, UPVC double glazed window overlooking the River Hull, central heating radiator, partly laminate and part carpeted flooring, and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

View from the balcony



Tenure

Leasehold - Service charge tbc Ground rent tbc lease tbc

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00140270001038

Council Tax band - B

EPC rating

EPC rating - C

#### Material Information

Construction - Standard

Conservation Area - Old Town

Flood Risk - Low

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

Broadband - Basic 11 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

#### Additional Services

Whitaker 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.

#### Agents Notes

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.

#### Free Market Appraisals / 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.

#### Whitakers Estate Agent Declaration

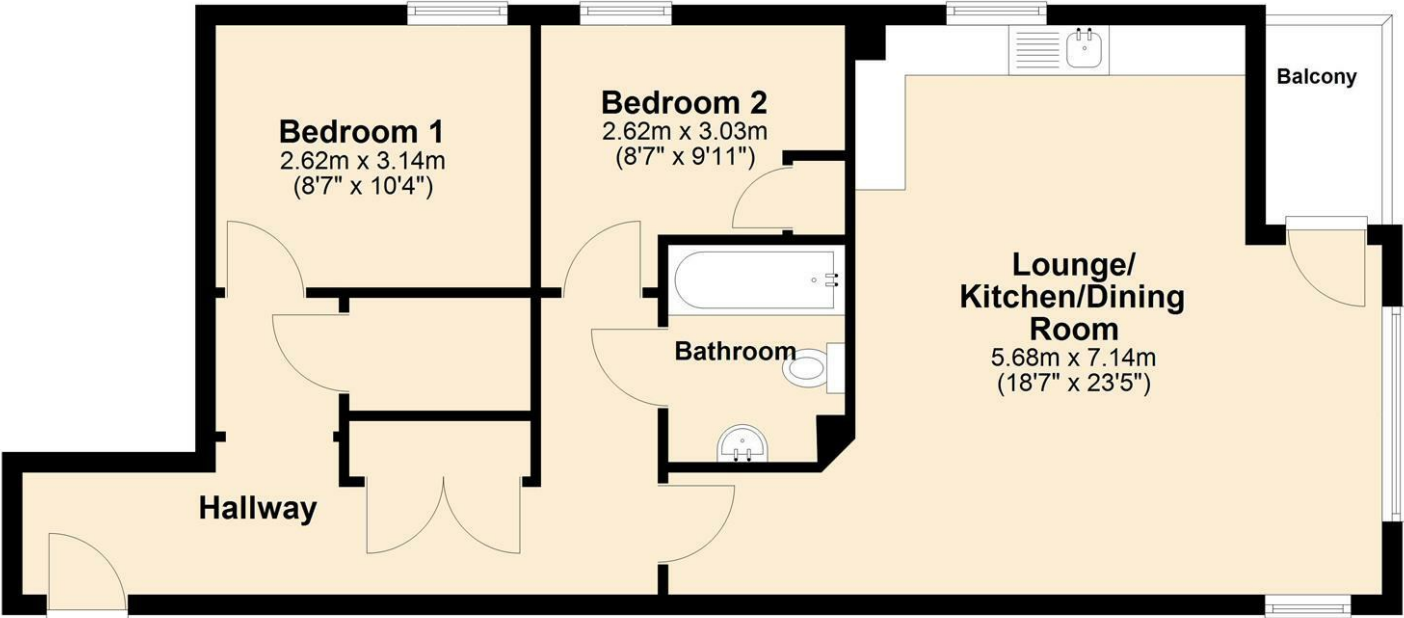
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Floor Plan

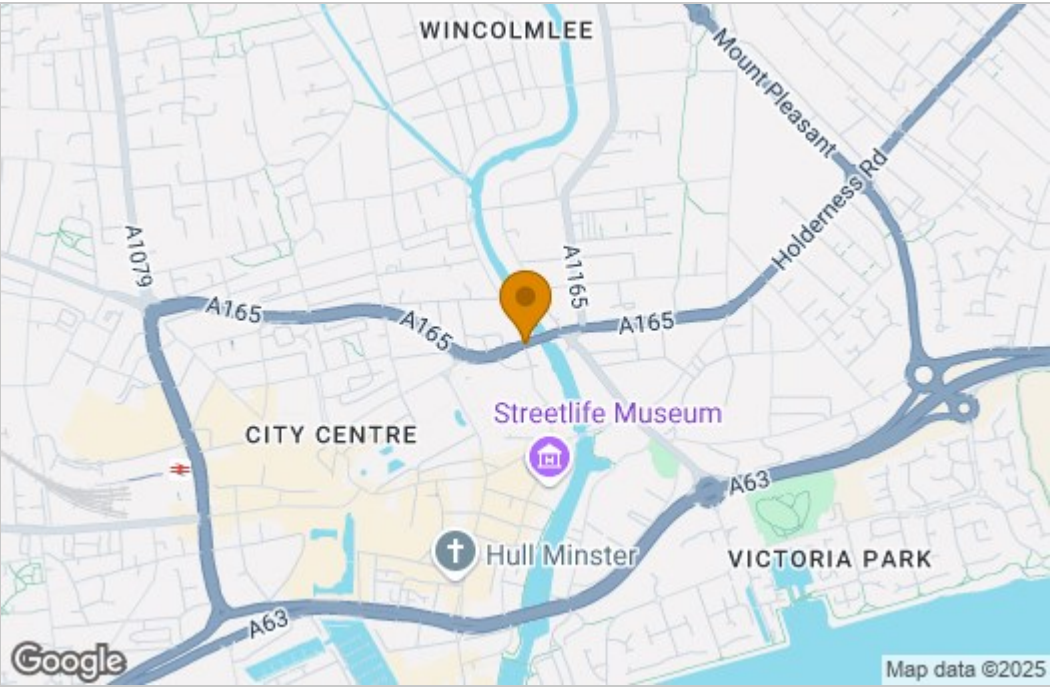
Apartment

Approx. 65.3 sq. metres (703.2 sq. feet)

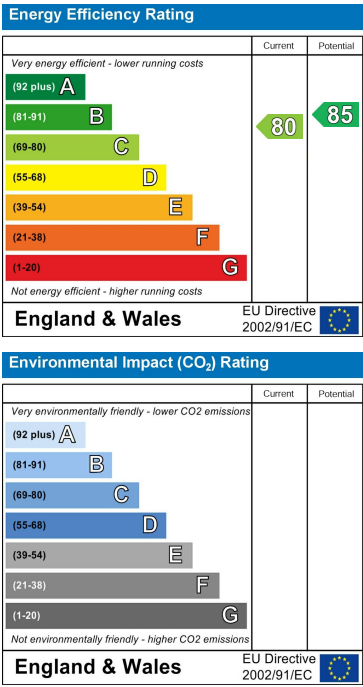


Total area: approx. 65.3 sq. metres (703.2 sq. feet)

Area Map



Energy Efficiency Graph



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