

Whitakers

Estate Agents



9 King Albert Chambers, Hull, HU1 3JF

£140,000

**** NO ONWARD CHAIN ****

Introducing this well-presented apartment which enjoys a central location within the Hull city centre, well placed to access all the amenities the city centre has to offer and boasts great transport links around the city and beyond.

The main features include - private entrance hall with utility cupboard, inner lobby, open plan kitchen / lounge, master bedroom with en-suite, two bedrooms, and a bathroom furnished with a three-piece suite.

This period property still retains some original features giving this contemporary apartment a perfect balance of old and new.

The accommodation comprises

Communal entrance

Private entrance hall

Wooden door, electric heater, wooden flooring, and utility cupboard plumbed for a washing machine. Leading to :

Open plan kitchen / diner



Three sash windows, electric heater, wooden flooring, and fitted with a range of floor and eye level units, worktop with upstand above, sink with mixer tap, and oven with hob and extractor hood above.

Bedroom one 11'8" x 11'8" (3.57 x 3.57)



Four sash windows, electric heater, and carpeted flooring.

En-suite

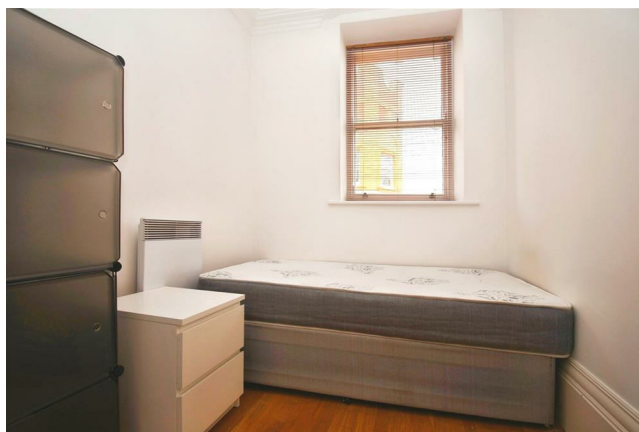
Electric heater, partly tiled to splashback areas, and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom two 11'10" x 15'5" (3.63 x 4.71)



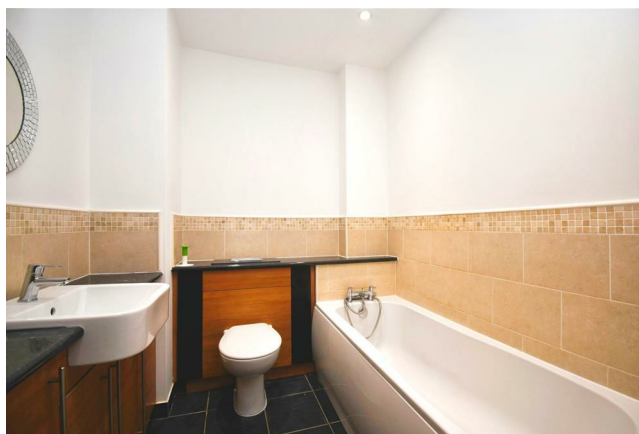
Four sash windows, electric heater, and carpeted flooring.

Bedroom three 6'9" x 7'8" (2.06 x 2.35)



Sash window, electric heater, and wooden flooring.

Bathroom



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

Tenure

The property is held under Absolute Leasehold.

Council Tax band
Band C

EPC rating
EPC rating - E

Material Information

Construction - Standard
Conservation Area - Jameson Street
Flood Risk - Low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 20 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

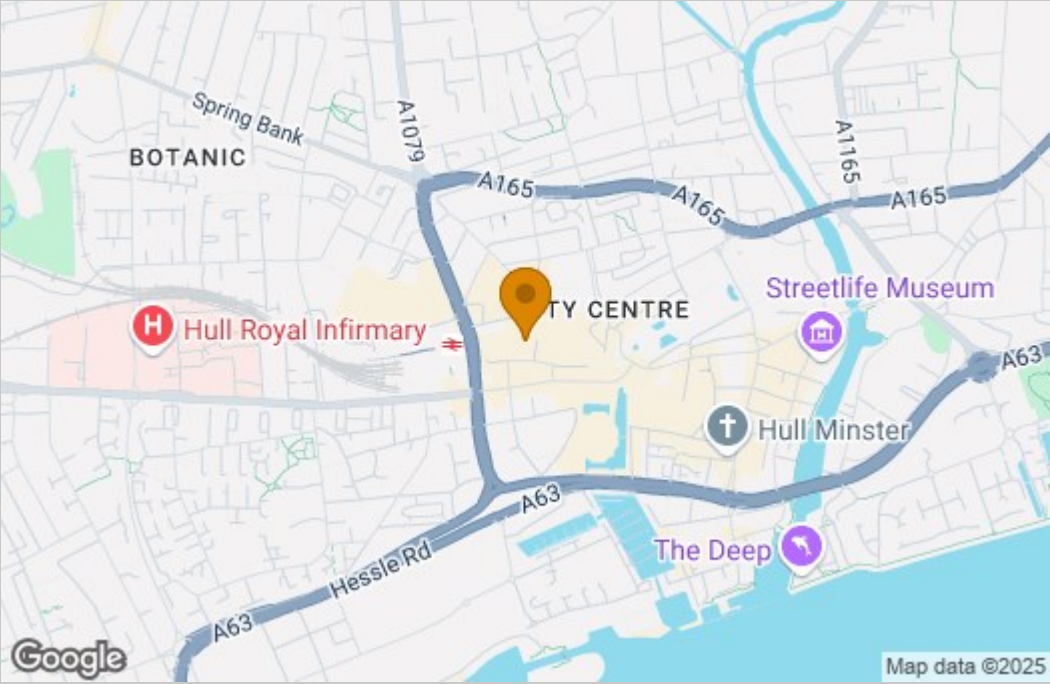
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

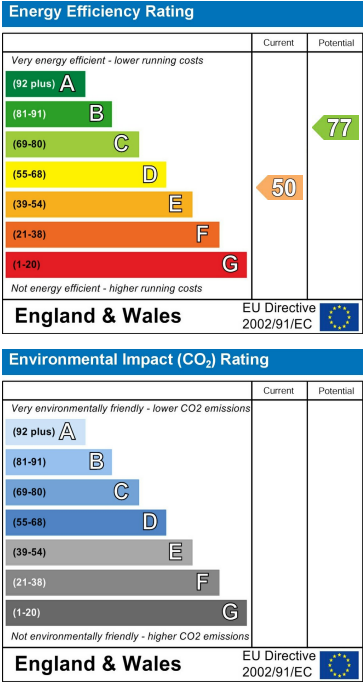


Total area: approx. 91.7 sq. metres (986.6 sq. feet)

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.