

# FOR SALE

## APARTMENT 81

QUEENS COURT, 50 DOCK STREET, HULL, EAST  
RIDING OF YORKSHIRE, HU1 3DL



Price - £107,500

Residential Investment  
640 sq.ft. (59.46 sq.m.)

### Property Features

- Popular and established apartment in central location with public gardens adjacent.
- Short walk to Bus & Train terminal.
- Well apportioned and presented property.
- Ideal for private investment.
- Currently vacant asking £700 pcm £8,400 per annum.



Enquiries

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## Location

Kingston upon Hull is the primary City of the Yorkshire and Humber region with a population of approximately 256,000. The City is benefitting from a significant rise in fortunes with highlights including the selection by the globally renowned Siemens factory which has recently been developed for manufacturing of wind turbines to serve the North Sea and also the award of the UK City of Culture for 2017.

This building overlooks Queens Gardens which is an extremely attractive setting. This is combined with the fact that it's central location gives access to all retail and service amenities within the City Centre and the rail and bus interchange is within a few minutes walk.

## Description

This investment opportunity comprises of a two bedroom apartment on the second floor, within a well presented purpose built development. Internally, the apartment provides a living room with kitchen area, two double bedrooms with one en-suite and bathroom facilities off the main hallway along with a storage cupboard. The building is served by passenger lift to all floors as well as an intercom and door security system.

## Accommodation

|               | sq.ft. | sq.m. |
|---------------|--------|-------|
| Accommodation | 507    | 47.1  |

## Service Charge

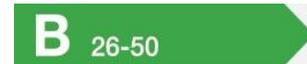
A service charge is applicable, details available upon request.

## Services

The long leasehold interest of 999 years is available.

## EPC Rating

The property's energy rating is



## Tenancy Information

The tenant is paying a rent of £650 per calendar month (£7,800 per annum).

## Price

We have been appointed to seek offers in the region of £107,500.



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