

1 Bedroom Apartment

Salter House, Hull, HU2 8HU

£95,000



- CITY CENTRE APARTMENT
- MOVE INTO CONDITION
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- OPEN PLAN LOUNGE & KITCHEN DINER
- DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM





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£95,000

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Home Estates are pleased to offer to the market, this superb luxury apartment which is perfectly placed within the heart of the Hull City Centre.

The property has been tastefully enhanced and upgraded by the present owner, creating a desirable, move into condition property.

The accommodation is on one level and beautifully presented throughout, and briefly comprises of a communal entrance hall which leads off to the second floor, where there is a private entrance hall/cloaks area.

This leads through to an open plan lounge and dining kitchen.

The well equipped kitchen has a range of walnut effect units, further complemented with integrated appliances and attractive coordinating fixtures and fittings.

The matching breakfast bar creates space for informal dining.

The lounge is bright and spacious with tasteful decor and quality fixtures and fittings.

The spacious bedroom has an impressive range of full width slide robes, thus creating ample hanging and storage space.

The bathroom has also had the benefit of a quality make over.

Additionally, this lovely apartment further benefits from double glazing and a gas central heating system.

There is also allocated parking to the ground floor.

A very special apartment, internal viewing is not only highly recommended but essential in order to appreciate the size and standard of the accommodation of offer.

Location

Salter House is ideally located close to all amenities, much needed for day to day living.

The Paragon Road and Rail Interchange is within walking distance, creating easy outbound connections within Hull and adjoining areas.

There are busy, interesting shopping precincts, with many well known high street stores and supermarkets. The Hull Royal Infirmary is just a short distance from the property.

For those wishing to spend leisure time with friends and family, there are many well visited cafe bars and restaurants within the City Centre and also the highly appealing and well visited Hull Marina.

Property Description

Ground Floor

Communal Entrance Door - Communal entrance door, which is key pad entry, leads through to a staircase off to the second floor and onto the private entrance door:

Second Floor

Private Entrance Door - Leads through to an entrance vestibule/cloaks area and a further door leads through to the open plan Lounge and Breakfast Kitchen:

Open Plan Lounge/Breakfast kitchen - 23' 3" x 16' 6" (7.11m x 5.03m) Extremes to extremes.

Triple double glazed windows overlooking Wright Street.

Range of matching walnut effect base, drawer and wall mounted units, with brushed steel effect handle detail. Coordinating roll edged laminate work surface housing a stainless steel hob, matching oven beneath and a funnel hood extractor fan over and stainless steel splash back surround.

Integrated fridge and freezer, integrated dishwasher and plumbing for automatic washing machine.

A further roll edged laminate work surface houses a white, ceramic single drainer sink unit, with mixer tap over.

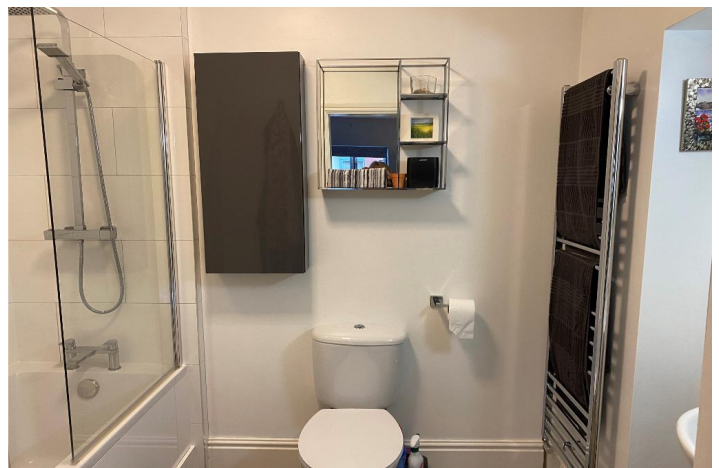
Built in wine rack and radiator and ornate tiled flooring to the kitchen area.

Two radiators to the lounge area.

Bedroom - 15' 3" x 11' 6" (4.67m x 3.53m) Extremes to extremes. (door access through to the fitted wardrobes).

Double glazed window.

Range of full width, fitted slide wardrobes.



Built in cupboard housing the gas central heating boiler.
Radiator.

Bathroom - White 3-piece suite comprising of a panel bath with chrome effect shower over the bath with a rain water shower head and fixed shower screen, pedestal wash hand basin and low flush WC, all with a contrasting tiled surround. Chrome fittings to the sanitary ware, wall mounted, illuminated shaver socket, chrome upright towel rail/radiator and extractor fan.

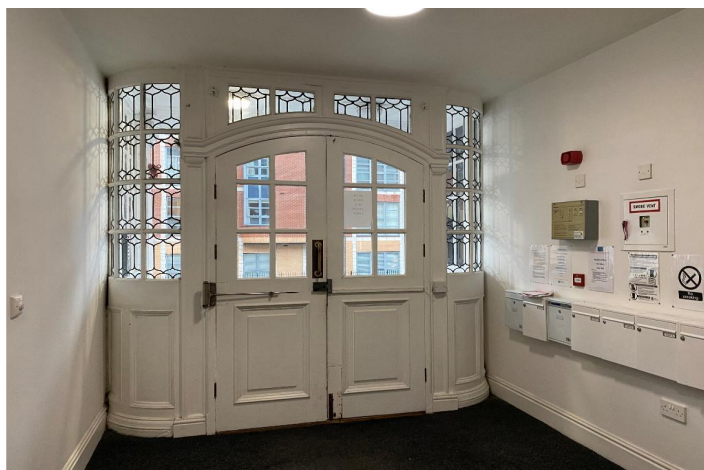
Council tax band: B

Annual Ground Rent: £50.00

Annual Service Charge: £950.00

Tenure Unexpired Years: 981

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



Floor Plan

Approx. 57.1 sq. metres (614.9 sq. feet)



Total area: approx. 57.1 sq. metres (614.9 sq. feet)

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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