

## 1 Bedroom Apartment

Princes Avenue, Hull, HU5 3DL

£114,950



- SUPERIOR GROUND FLOOR APARTMENT • MANY ORIGINAL FEATURES • LOTS OF CHARACTER • VIEWS OVER PEARSON PARK • SPACIOUS DINING KITCHEN • INTEGRATED APPLIANCES • GAS CENTRAL HEATING SYSTEM • MUST BE VIEWED!







## 1 Bedroom Apartment

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This is a perfect opportunity to acquire a superior ground floor apartment with so much charm and character and also with lovely views over the historic Pearson Park. The internal accommodation has many original features with lovely ceiling roses and ornate plaster work.

The apartment is on one level and briefly comprises of a communal entrance hall which leads through to a private entrance door with entrance vestibule/cloaks area. The lounge has a deep bay window with superb views over the park, a fireplace with open grate creates a lovely focal point to the room. Extending through from the entrance vestibule is a well equipped spacious dining kitchen with french doors providing pleasant views over the rear patio and gardens. The kitchen is fitted with a matching range of units which are further complimented with integrated appliances and coordinating fixtures and fittings - this is a well planned domestic preparation area with lots of space for entertaining with family and friends.

There is also a double bedroom and a bathroom with a quality classic style 3 piece suite with victorian style shower over the bath and contrasting tiled surround.

Outside to the rear is lawned garden area with well stocked mature trees, plants and shrubs.

Additionally, this most appealing apartment benefits from a gas central heating system.

This is a highly desirable property in a most sought after conservation area - One not to be missed!

## Location

The apartment is set within a very handsome property along Princes Avenue.

Princes Avenue has a great choice of independent traders for local shopping however, Hull city centre is just a short distance from the property for a more extensive shopping experience.

Regular public transport links provide easy access to the Paragon road and rail interchange within the city centre.

The University of Hull is close by along the neighbouring Cottingham Road.

Other amenities include a doctors surgery, a health centre and public library.

What makes this property really special is the position of the property which is directly opposite the Pearson Park. The park has recently been upgraded with a superb botanic garden and bandstand. There is also a children's play park.

Princes Avenue is also well known for it's busy vibrant cafe bars and restaurants which are all within walking distance.

## Property Description

### Ground Floor

**Communal Entrance** - Communal entrance door leads through to the communal entrance hall and then there is a private door through to a private entrance vestibule.

**Private Entrance Vestibule** - Loft hatch.  
Solid panel wood flooring.

**Bay Windowed Lounge** - 13' 10" x 13' 8" (4.23m x 4.18m)

Extremes to extremes plus recess.

Sash style bay window with aspect over the front garden area.

Fireplace with a tiled back and high gloss hearth housing a solid fuel fire.

High level ceiling rose.

High level ornate cornice and frieze work.

Picture rail.

Radiator.

Solid panel wood flooring.

**Dining Kitchen** - 19' 7" x 12' 6" (5.97m x 3.82m) Extremes to extremes plus recess.

Open plan.

French door bay with matching overhead and side screen windows providing views and access to the rear





patio and gardens beyond.  
 Built-in double storage cupboard.  
 Range of fitted base, drawer and wall mounted units with brushed steel effect handle detail and a coordinating work surface housing a hob, built-in oven beneath and a stainless steel funnel hood extractor fan over with a tiled splash back surround.  
 A further work surface houses a deep ceramic sink with mixer tap over also with a tiled splash back surround.  
 Space for dining table.  
 Space for upright fridge/freezer.  
 High level ceiling rose.  
 Ornate cornice.  
 High level picture rail.  
 Radiators.  
 Solid panel wood flooring.



**Bedroom - 16' 1" x 7' 10" (4.93m x 2.41m)** Extremes to extremes.  
 Sash window with aspect over the rear patio area.  
 Further glazed opaque window.  
 Built-in storage cupboard.  
 Radiator.



**Bathroom -** White Victorian style 3 piece suite comprising of a roll top bath with mixer tap over, pedestal wash hand basin and high level flush W.C. all with a contrasting tiled surround.  
 Glazed opaque sash window.  
 Classic style radiator.  
 Recessed down lighting.  
 Coordinating ceramic tiled flooring.



**Exterior**

**Communal Rear Garden -** Outside to the rear is a patio/seating area. The communal garden area is mainly laid to lawn with mature trees, flowers and shrubs. There is a dedicated parking space belonging to the property at the rear plus a private shed/lock up.



Council tax band: A  
 Annual Service Charge: £1800.00

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

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