

# LET

**9 TRINITY WHARF  
52-58 HIGH STREET  
HULL  
HU1 2JA**

- **AVAILABLE IN AUGUST!**
- **Two Bedroom Furnished Apartment**
- **Located In The Heart Of Hull, Within Walking Distance To All Local Amenities**
- **Allocated Parking**
- **£750 Per Calendar Month**



## Apartment

2 Bedrooms (0)

### Price / Rent

**£750.00 per calendar month**

### Enquiries

Amy Thompson  
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[amy.thompson@garnessjones.co.uk](mailto:amy.thompson@garnessjones.co.uk)





## Location

Located in The Heart of Hull

## Description

We are still accepting enquiries and during the Covid-19 lock down we can offer a virtual viewing. Please do not hesitate to contact us for further information, your forever home is waiting!

**\*NO HOLDING DEPOSIT PAYABLE WITH APPLICATION\***

Garness Jones are proud to present to the market this furnished two bedroom apartment. Located in the Heart of Hull, within walking distance of bars, restaurants, St Stephens Shopping Centre and Hull Bus & Train Station.

**LIVING ROOM / KITCHEN** - Spacious living room with views over the Town Centre. The kitchen comes fully equipped with washing machine, fridge and freezer, electric hobs and ovens, microwave and kettle. The lounge also comes with sofa and dining room table and chairs.

**BATHROOM** - Fitted three piece bathroom with shower over bath.

**BEDROOM 1** - Large main bedroom with double glazed windows, double mattress, wardrobe and storage unit. This bedroom does also have an en suite with shower cubicle.

**BEDROOM 2** - Double sized bedroom with double glazed window, wardrobe and bedside table.

To the rear of the property there is off road allocated parking.

No pets, none smokers. Early viewing recommended!

If you were interested in this property....An application form can be requested when in attendance of the viewing.

Once this has been completed and handed back into the office with the required documentation (proof of income, proof of residence and proof of identification) we will then begin the referencing process. If you are successful, we will call you to discuss a move in date and arrange an appointment to sign your tenancy documentation. It is at this point that you will be required to pay your first month's rent in advance and your deposit (equivalent to 5 weeks rent) you will then be handed the keys to move into your new home.

## Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

## EPC Rating

## Business Rates - 2020/21

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

The premises currently do not have an assessment. For additional information please contact the Local Valuation Office or sole agent.

From 1 April 2019 eligible rate payers receive 100% relief on properties with a rateable value of £12000 or less. For properties with a rateable value of £12001 to £15000 the rate of relief will go down gradually from 100% to 0%. Further information available from the Local Authority.

## Terms

£750 Per Calendar Month

**GARNESS JONES**  
**CHARTERED SURVEYORS**  
79 Beverley Road, Hull, HU3 1XR

