



Marine Wharf,HULL HU1 2TY

welcome to

Marine Wharf, HULL

Positioned just moments from Hull Marina, the apartment is perfectly placed for enjoying waterside walks, cafes, restaurants, and the vibrant city centre, all within easy reach.



Entrance Hall

With a door to the front leading into the property, two storage cupboards and access to the open lounge/ kitchen area, bedrooms and bathroom.

Open Lounge/ Kitchen

19' 5" x 12' 8" (5.92m x 3.86m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a stainless steel sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, space for a fridge freezer, plumbing for a washing machine, a boiler unit, two radiators, and double glazed windows to the front and side. There is space for a lounge area and dining area.

Bedroom 1

9' 8" x 6' (2.95m x 1.83m)

With fitted wardrobes, a radiator and a double glazed window to the rear.

Bedroom 2

9' 8" x 9' 4" (2.95m x 2.84m)

With fitted wardrobes, a radiator and a double glazed window to the rear.

Bathroom

With a W/C, a wash hand basin, a walk in shower, a bath with a mixer tap and shower attachment, an extractor fan and a chrome ladder radiator.



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Marine Wharf, HULL

- Open-plan kitchen and dining/living space
- Modern fitted kitchen with integrated appliances
- Private parking
- Prime marina location (2-minute walk)
- Ideal for professionals, couples, or investors

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 17 Jan 1968. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120602 - 0007

1. MONEY LAUNDERING REGULATIONS 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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