



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 3 Trinity Wharf, High Street, Hull, HU1 1QE £100,000

SOUGHT-AFTER TRINITY WHARF LOCATION - TWO WELL-PROPORTIONED BEDROOMS - MAIN BEDROOM WITH EN-SUITE - OPEN-PLAN LIVING & KITCHEN AREA - BRIGHT FIRST-FLOOR APARTMENT - ALLOCATED PARKING SPACE - PERFECT FOR FIRST-TIME BUYERS OR INVESTORS - WALKING DISTANCE TO SHOPS, RESTAURANTS & CITY AMENITIES

Welcome to this charming first-floor apartment located in the sought-after Trinity Wharf of Hull. This delightful property features two well-proportioned bedrooms, with the main bedroom benefiting from an en-suite bathroom, providing both comfort and privacy.

The open-plan living space is designed to create a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout allows for a seamless flow between the kitchen and living area, making it an ideal setting for modern living.

Situated in a vibrant city centre location, this apartment is perfect for first-time buyers looking to immerse themselves in the lively culture and amenities that Hull has to offer. With a variety of shops, restaurants, and entertainment options just a stone's throw away, you will find everything you need within easy reach.

Additionally, the property includes an allocated parking space, a valuable feature in a bustling city environment. This apartment not only offers a comfortable living space but also the convenience of city life, making it a fantastic

### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "C"

### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

Symonds + Greenham have been informed that this property is Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### LEASEHOLD INFORMATION

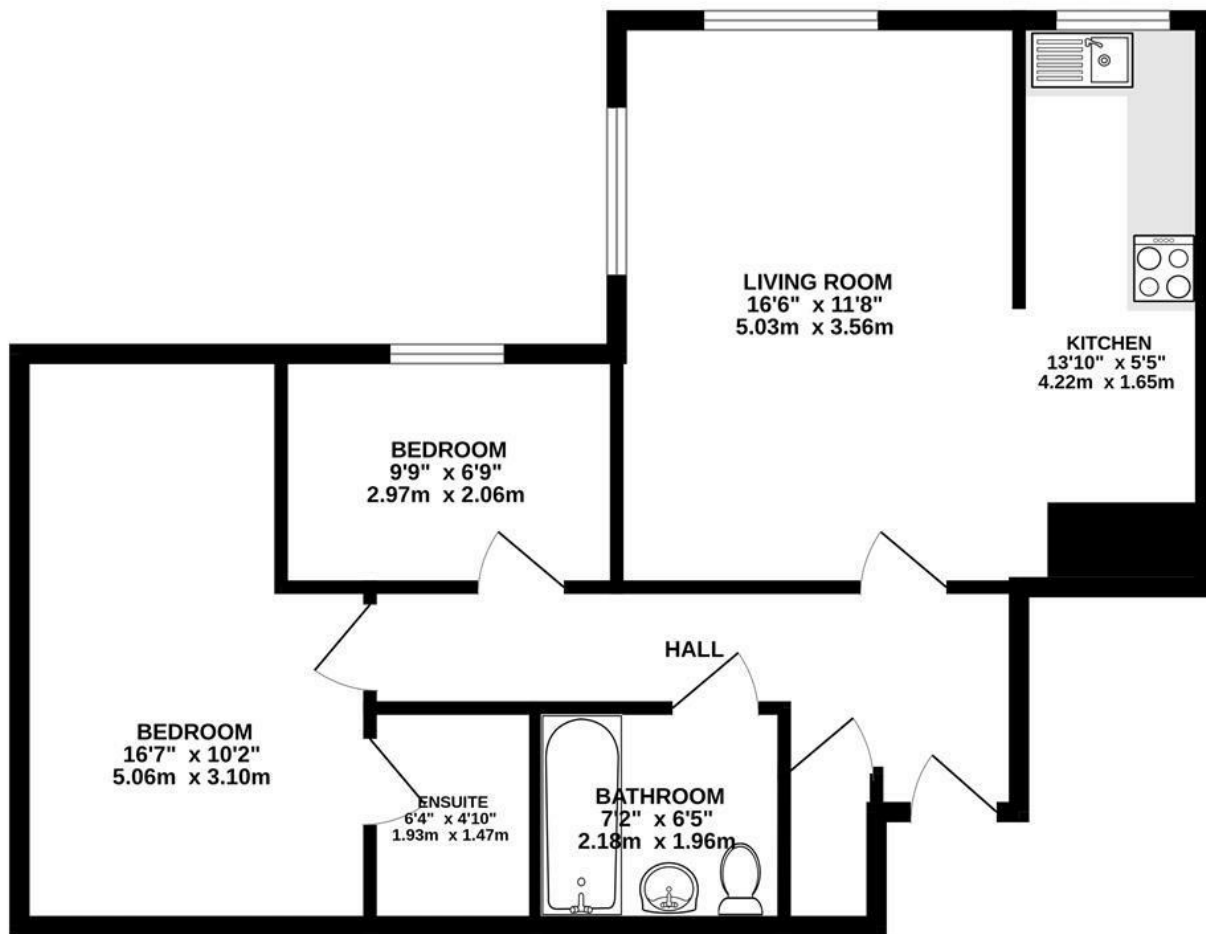
Ground rent - £75 per annum due 1st January.

Service charge - £127.89 per month.

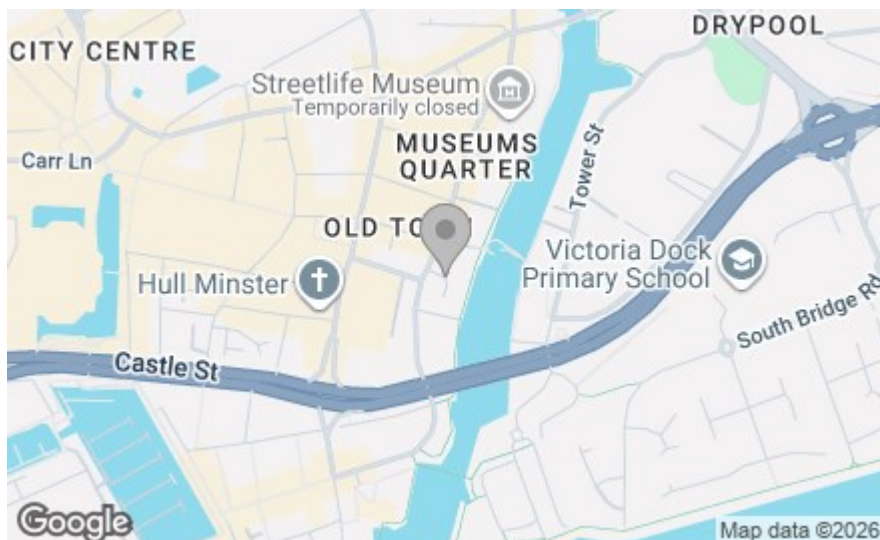
Length of lease - 229 years.



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) <b>A</b></div></div>			<div><div></div><div><b>82</b></div></div>
<div><div></div><div>(81-91) <b>B</b></div></div>			
<div><div></div><div>(69-80) <b>C</b></div></div>			
<div><div></div><div>(55-68) <b>D</b></div></div>		<div><div></div><div><b>66</b></div></div>	
<div><div></div><div>(39-54) <b>E</b></div></div>			
<div><div></div><div>(21-38) <b>F</b></div></div>			
<div><div></div><div>(1-20) <b>G</b></div></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	