Whitakers
Estate Agents









38 Lock Keepers Court, Hull, HU9 1QH

Asking Price £139,950

ENJOYING A DOUBLE BALCONY WITH FABULOUS UNOBSTRUCTED VIEWS OF THE RIVER HUMBER AND THE ATTRACTIVE BASIN, THIS FIRST FLOOR APARTMENT IS A MUST VIEW FOR THE DISCERNING PURCHASER SEEKING MODERN DAY LIVING. LOCATED ON THE POPULAR VICTORIA DOCK VILLAGE DEVELOPMENT, JUST A STROLL FROM ALL OF THE EXCELLENT CITY CENTRE AMENITIES AND WITH IMMEDIATE ACCESS TO THE A63/M62 CORRIDOR, THE ACCOMMODATION BRIEFLY COMPRISES COMMUNAL RECEPTION AREA VIA INTERCOM SYSTEM, PRIVATE ENTRANCE HALL, LOUNGE AND DINING AREA, FITTED KITCHEN, TWO BEDROOMS AND A BATHROOM AND BOASTS AIR CONDITIONING, SLIMLINE ELECTRIC HEATERS AND DOUBLE GLAZING WITH ONE WAY TINTED WINDOWS.

WITH CAR PARKING AMENITIES AND LOCAL SHOPPING AND LEISURE FACILITIES AVAILABLE, APPOINTMENTS IN ORDER TO VIEW WILL NOT DISAPPOINT.

Reception Area
Accessible via an intercom system, staircase to the first floor.

Private Entrance Hall



Attractive laminate floor covering with built in storage cupboard and giving access to:

Lounge



Lounge and Dining Area





There are two sets of patio doors that give access to the double balcony, allowing plenty of natural light and have electronic blinds to tinted windows enabling lovely views to the River Humber and the Basin with attractive fountain and restricted views into the property from outside. Attractive laminate flooring continues and there is an Air Conditioning unit. A feature archway opens to:

Fitted Kitchen





A good range of fitted floor and wall units with contrasting preparation surfaces having an inset ceramic one and a half bowl sink unit with monobloc tap. Partially tiled walls, spotlights to the ceiling, laminate flooring and integrated appliances include an electric oven, electric hob and an over head extractor canopy.

Bedroom One





With window to the rear aspect and laminate flooring

Bedroom Two



Window to the rear aspect and laminate flooring

Shower Room 8'8" x 5'10" (2.65 x 1.80)



A electric shower unit within an independent enclosure, feature round bowl sink unit within a vanity unit and a low level wc. Built in storage cupboard. tiled walls and floor and a chrome heated towel rail.

Car Parking
There is an allocated space within the communal car park

Tenure
This property is Leasehold

Council Tax
Hull City Council - A

Additional Services:
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:
Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:
Construction - Brick built with dwellings above and below. Leasehold
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal -Vodafone, Three and O2
Broadband - Basic 4 Mbps Ultrafast 10000 Mbps
Coastal Erosion -No
Coalfield or Mining Area -No
Planning -no

Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

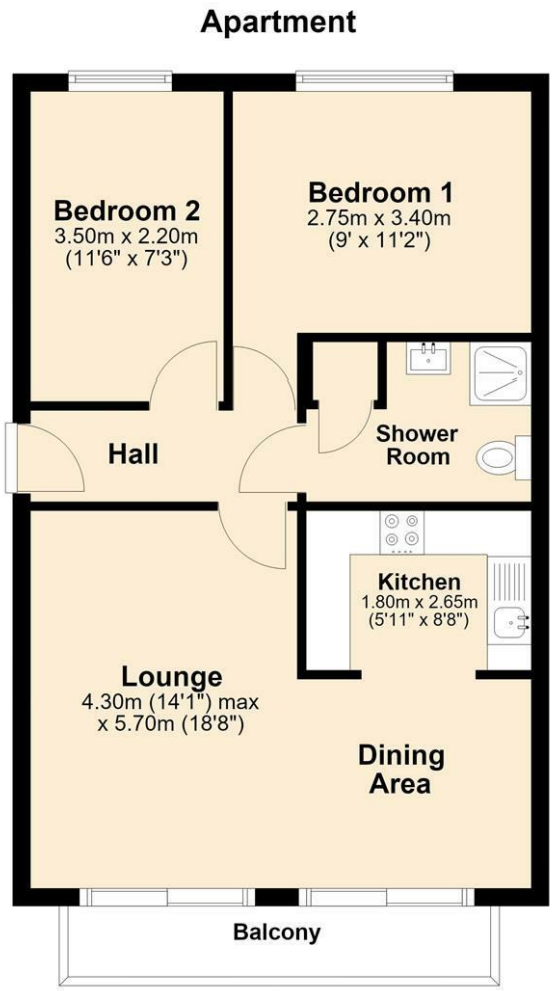
Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

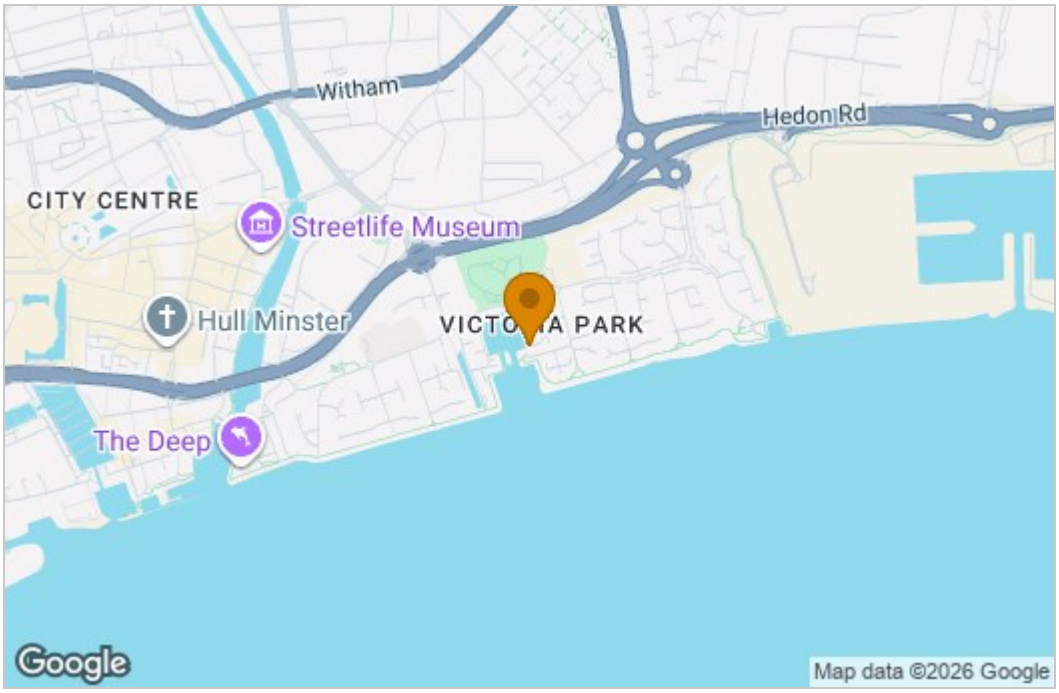
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

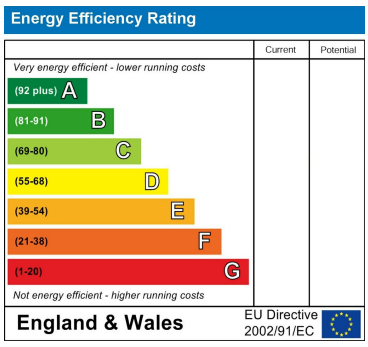
Floor Plan

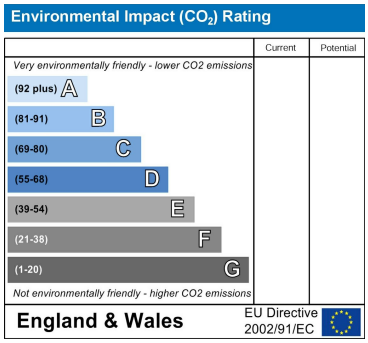


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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