



Flat 3 16 Bowlalley Lane

, Kingston Upon Hull, HU1 1YT

Offers in the region of £85,000



With so much on its doorstep, yet tucked away on a charming, cobbled, side street, this Grade II listed building is home to a second floor apartment, offered for sale with no onward chain.

Spacious and well maintained throughout, this lovely property would suit a first time buyer or investor looking for something ready for immediate occupation.

With gas central heating, the property briefly comprises of communal hallway and original staircase, spacious, private, entrance hallway, well appointed and generous kitchen, well proportioned lounge, bathroom with three-piece suite, including bath and large double bedroom.

Within close proximity of the cultural Museum Quarter, nearby restaurants and cafes, Hull Marina, shopping areas, great night life and excellent transport links.

Both the property and location offer it all, early viewing highly recommended and can be arranged via our office.



Communal Entrance

Secure communal entrance from Bowlalley Lane, with intercom system and original staircase to all upper floors.

Second Floor:

Entrance Hallway

Entrance into the apartment from the second floor via solid door. Hallway provides access to all rooms, carpet flooring and radiator.

Lounge 14'4" x 11'9" (4.39m x 3.60m)

With window to the front, decorative fireplace, carpet flooring and radiator.

Kitchen 11'6" x 9'1" (3.52m x 2.79m)

With window to the rear. Fitted with a range of base and wall mounted units, laminated worktops, tiling to splashback areas, inset stainless steel sink unit, inset four-ring gas hob with extractor over and electric oven built in below, space for washing machine and fridge, radiator and decorate fireplace.

Double Bedroom 11'8" x 8'6" (3.57m x 2.61m)

With window to the front. A spacious double bedroom with carpet flooring and radiator.

Bathroom 6'4" x 5'4" (1.95m x 1.63m)

With window to the rear. fitted with a three-piece suite, comprising panelled bath with shower over, low level WC, pedestal sink unit and partially tiled walls and heated towel radiator.

Council Tax

We have been advised the property is council tax band A, payable to Hull City Council.

ADDITIONAL INFORMATION

Tenure:

Leasehold - 999 years from 25 December 2004 (978 years remaining)

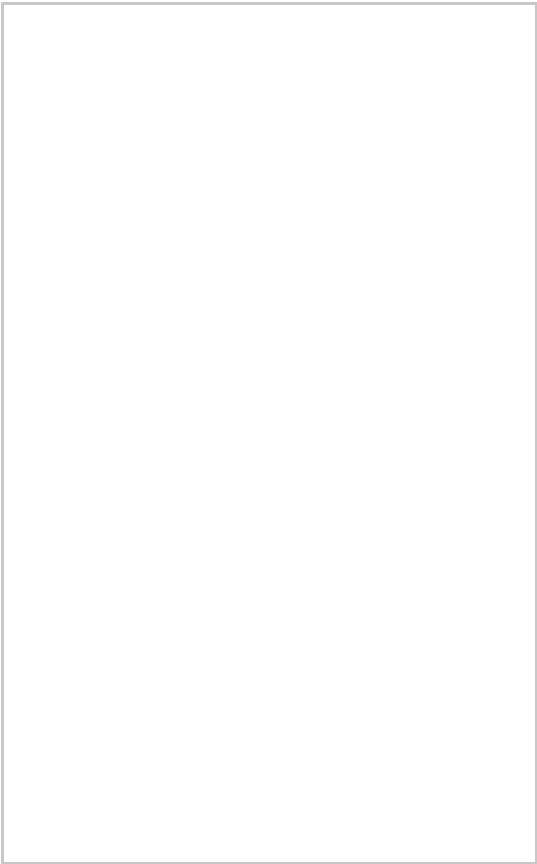
Service Charge: £200 per annum (A 20.61% split of insurance and communal electricity)

Ground Rent: £80 per annum (£20 quarterly)

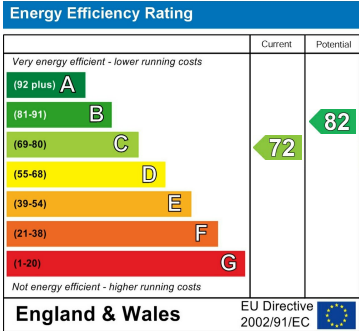
Area Map



Floor Plans



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.