



Kingston Wharf Kingston Street
Hull

Guide Price £130,000 – £140,000

WIGWAM

38 Kingston Wharf Kingston Street

Hull

- Integrated appliances
- Modern open plan kitchen living area
- French doors to outdoor space
- Ample built-in storage
- Waterfront location
- Allocated parking

Guide price - £130,000 - £140,000 - A beautifully presented, contemporary styled two-bedroom apartment that offers stylish and spacious living in a prime waterfront location with scenic views of the marina.

The heart of the home is a stunning open plan kitchen and living area, featuring sleek modern kitchen units, integrated appliances, a stylish island with breakfast bar, and ample natural light from large windows and French doors.

The bedrooms are bright and inviting with modern flooring, built-in mirrored wardrobes, and generous storage, while the bathroom boasts a high standard of finish with elegant subway tile walls, a modern walk-in shower, and ample storage. The second bedroom can add further practicality when used as an office or creative space.



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Additional benefits include designated and off-street parking, and a charming communal garden area for outdoor relaxation. French doors open onto lush green spaces, enhancing indoor-outdoor city-living, and a well-maintained brick exterior adds kerb appeal. The property is perfectly positioned for those seeking peace and privacy in a vibrant maritime setting, with scenic pathways and local amenities close at hand. Ready to move into and enjoy, early viewing is strongly recommended to fully appreciate all this exceptional flat has to offer.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Lease information

86 years remaining. Ground rent: £0. Service charge: £1,335.00.





Kitchen/Living Area

18' 3" x 12' 2" (5.57m x 3.72m)

Large room with a modern fitted kitchen, lino flooring, a window and french doors to the outside.

Master bedroom

11' 6" x 11' 8" (3.51m x 3.56m)

Lino flooring, fitted wardrobes and window.

Bedroom 2

11' 6" x 6' 8" (3.50m x 2.03m)

Lino flooring and a single window.

Shower Room

Modern fitted bathroom, with a mixture of tiled and painted walls. There is a shower, toilet and sink cabinet.

Allocated parking

There is one allocated, off-street parking space.





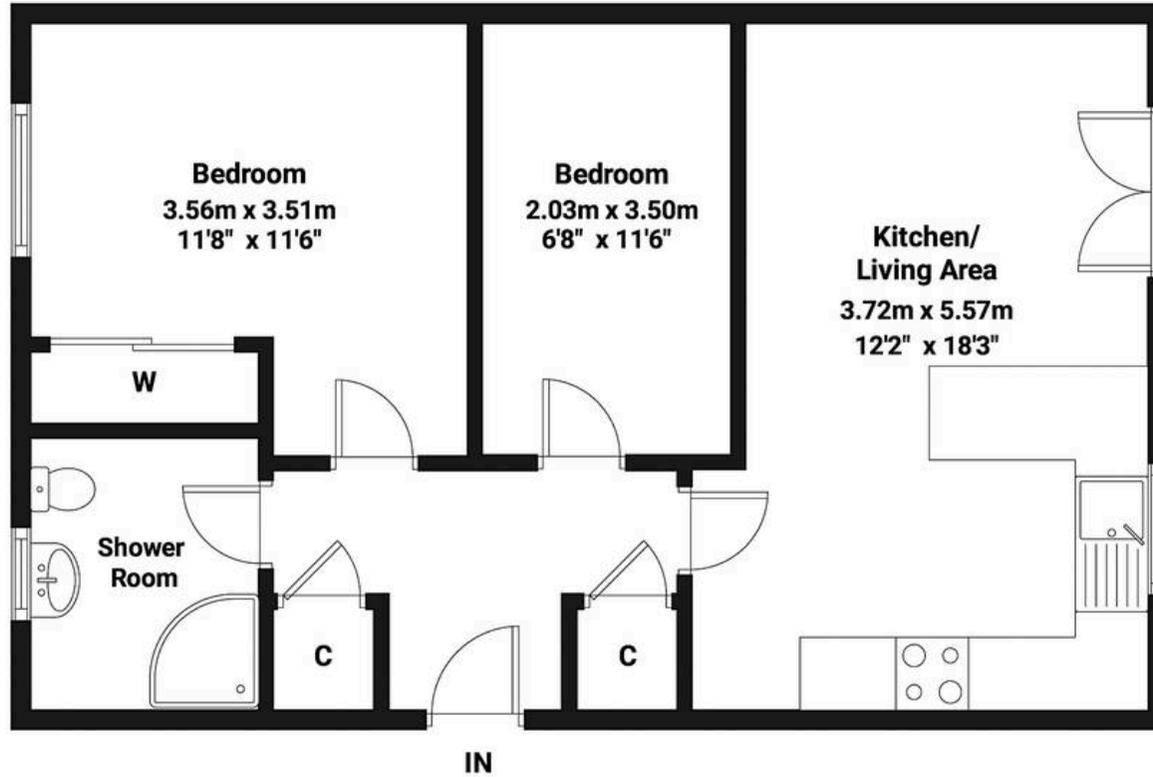
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





**TOTAL APPROXIMATE FLOOR AREA:
521.3 sq ft (48.43 sq mt)**

FOR ILLUSTRATION PURPOSES ONLY
DIMENSIONS ARE APPROXIMATE



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