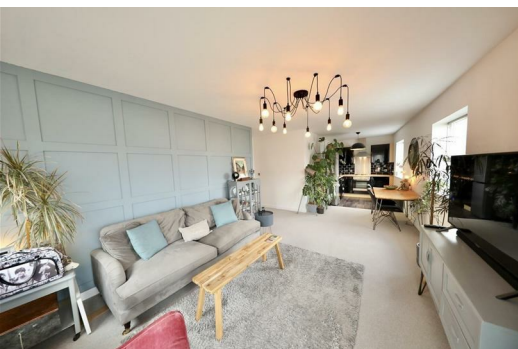




SYMONDS + GREENHAM

Estate and Letting Agents



Flat 25 Old Harbour Court, Wincolmllee, Hull, HU2 8HZ

£120,000

Offered with no onward chain, this beautifully presented two bedroom apartment is located on the third floor of the highly sought after Old Harbour Court development, complete with lift access for added convenience. Positioned in a prime south facing spot, the property is flooded with natural light and enjoys stunning views across the river bank, an area set to benefit from the exciting Maritime Project regeneration.

Finished to a high standard throughout, the apartment offers stylish and contemporary city living with a thoughtfully designed layout. The accommodation comprises a welcoming entrance hall leading into a spacious open plan kitchen and living area, where large windows perfectly frame the riverside outlook. The sleek modern kitchen provides excellent storage and workspace, making it ideal for both everyday living and entertaining. The generous primary bedroom benefits from a private en suite shower room, while the second bedroom is also well proportioned and bright, offering flexibility as a guest room, home office or additional living space. A modern family bathroom completes the internal accommodation.

Externally, residents can enjoy a communal gravelled seating area, perfect for relaxing during warmer months. The property also benefits from an allocated underground parking space, a secure bike storage area within the car park, and well maintained communal spaces throughout the development.

Ideally situated close to Hull's historic Old Town, the apartment is within easy reach of a wide range of amenities including shops, bars, restaurants and excellent transport links, making it perfectly placed for city living. With a strong rental return potential of approximately 10 percent, this property represents an excellent opportunity for investors, while also appealing to professionals and downsizers seeking convenience, comfort and lifestyle. Early viewing is highly recommended.

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 B.

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.

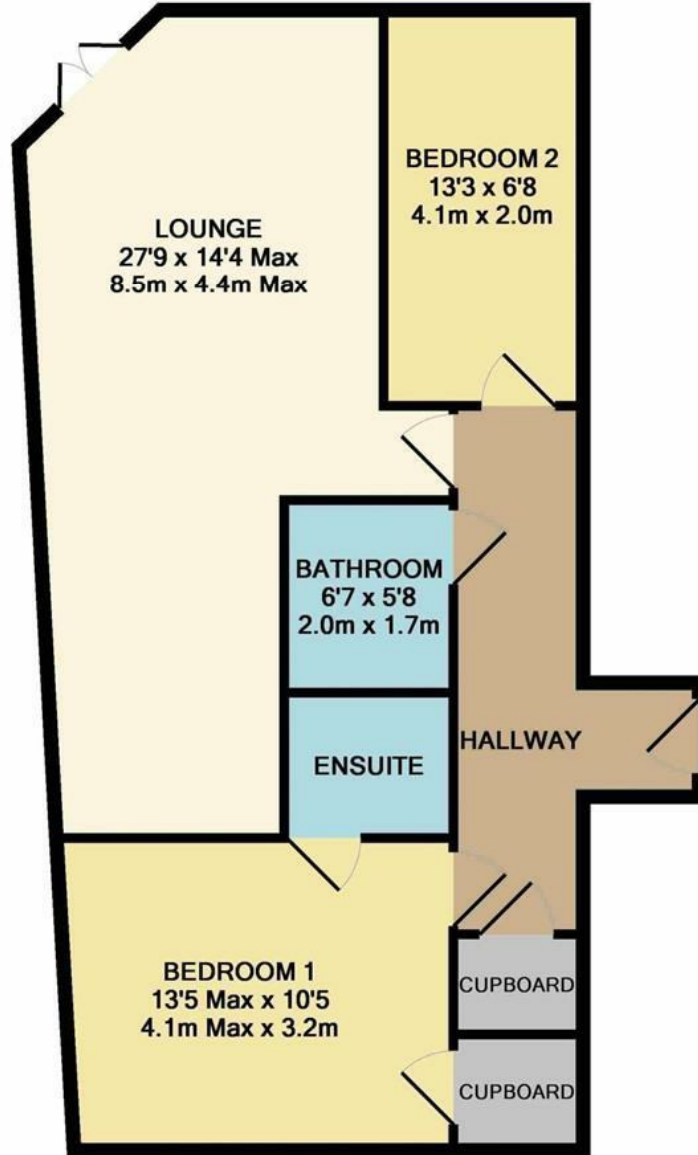
TENURE

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.



25 HARBOUR COURT
TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

