



Liberty House , Kingston upon Hull

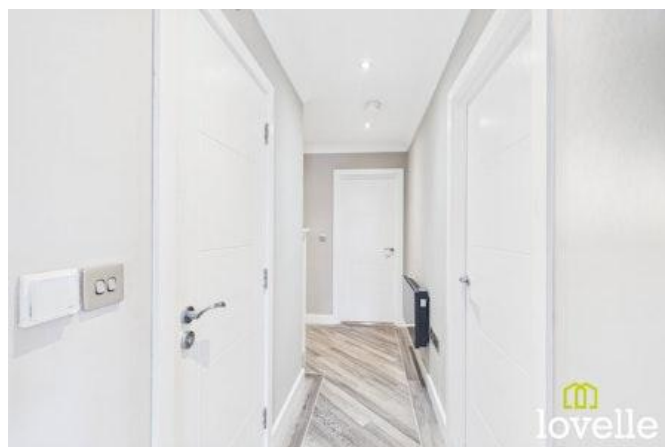
Asking Price: £165,000





KEY FEATURES

- Two Bedrooms
- Two Bathrooms
- City Centre Location
- Private Secure Parking
- In-house Gymnasium
- In-house Cinema
- High-Specification Kitchen
- Open-plan living area
- Fabulous City Views
- Secure Main Entrance Lobby
- EPC rating C



DESCRIPTION

This well presented two bedroom apartment in the sought after Liberty House offers contemporary living at its best with an exclusive range of residents facilities.

The accommodation features a bright and spacious open plan living area, providing plenty of room for relaxing, dining and entertaining.

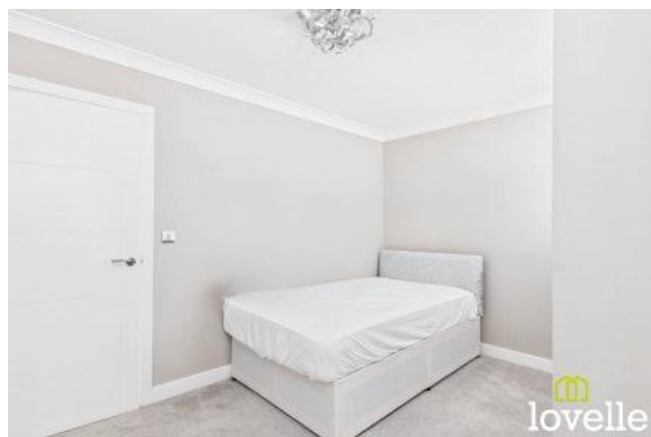
The modern kitchen complements the space perfectly. With a selection of integrated appliances offering comfort and ease.

The first bedroom is serviced by a private ensuite bathroom whilst the family bathroom services the second bedroom.

Residents of Liberty House benefit from access to a well equipped private gym, an in house cinema room, communal patio and secure car park with bike storage.

This apartment provides stylish modern city living and would be suited to professionals, couples or first time buyers wanting a lifestyle as well as a home.

Viewing is strongly recommended.





PARTICULARS OF SALE

Hallway

3.65m x 2.47m (12'0" x 8'1")

Providing access to open plan living, bedrooms and bathroom.

Open Plan Living Room

5.16m x 5.67m (16'11" x 18'7")

This open plan living kitchen offers a comfortable place to relax and entertain. With several windows offer dual aspect views and French doors opening to a Juliet balcony. The kitchen area features a mix of base and wall units in white gloss and contrasting countertops. Integrated appliances include fridge, freezer, oven, hob, extractor, dishwasher and wine chiller.

Bedroom No. 2

3.09m x 3.82m (10'1" x 12'6")

A generous double bedroom with access to private en suite. A window provides natural light.

Ensuite Bathroom

2.19m x 0.88m (7'2" x 2'11")

A fully tiled en suite with three piece suite comprising of shower, sink and toilet.

Bedroom No. 1

4.24m x 2.95m (13'11" x 9'8")

A generous second double bedroom with dual windows providing natural light.

Bathroom

1.7m x 1.43m (5'7" x 4'8")

A fully tiled bathroom with three piece suite comprising of bath with shower over, toilet and hand basin.

Communal Areas

Residents can benefit from a range of superb on site facilities designed for modern city living, these include a residents gym, mini cinema room, outdoor patio, secure car park and bike storage.



TENURE

The tenure of this property is Leasehold.

SERVICE CHARGE

Annual Service Charge: £2346.00

Annual Ground Rent: £120.00

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of Hull City Council - 01482 300300.

<https://www.hullcc.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
63.8 m²
686 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

