



Lock Keepers Court

Hull, HU9 1QH

- Two Bedrooms
- Great Sized Lounge / Diner
- Contemporary Bathroom
- Walking Distance to Marina
- Ideal for First Time Buyers & Investors
- First Floor Flat
- Stylish Kitchen
- Fantastic Location on Victoria Dock
- Allocated Parking
- Viewing Absolutely Essential

Guide price £110,000 - £120,000



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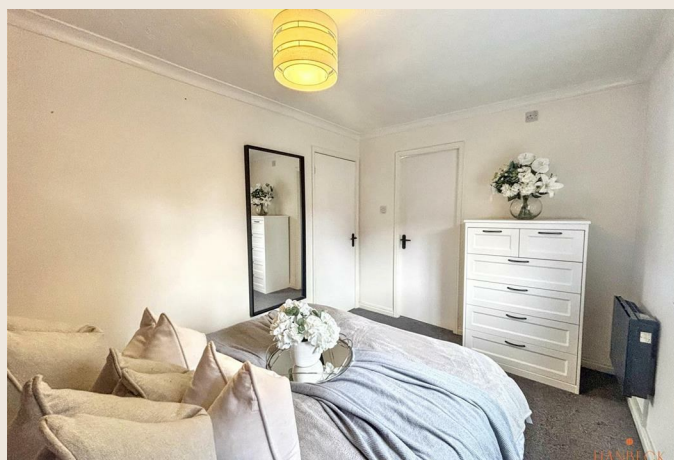
A beautifully presented two-bedroom first floor apartment located in the highly sought-after Victoria Dock area of Hull. Offering a perfect blend of style and convenience, this modern home is ideal for professionals, couples, or investors alike.

The property boasts a spacious and tastefully decorated interior throughout, featuring a bright and airy living area that takes full advantage of its position. The contemporary finish continues into the well-appointed kitchen and two well-proportioned bedrooms, creating a comfortable and stylish living space ready to move into.

Situated just a short distance from Hull Marina, the apartment enjoys a prime location with easy access to a range of local amenities, including shops, cafes, and leisure facilities. With fabulous views of the Humber within walking distance and excellent transport links close by, making commuting in and out of the city simple and convenient.

Externally, the property benefits from an allocated parking space, adding to the practicality of this attractive home.

Early viewing is highly recommended to fully appreciate the location and quality of accommodation on offer.



Lounge / Diner

19'5" x 10'5"

This bright and spacious lounge / diner offers a wonderful open living and dining area perfect for relaxing and entertaining. The room is carpeted with soft grey flooring and features windows and a Juliet balcony with sliding doors, that fill the space with natural light. The neutral walls are accented with a stylish dark green feature wall, creating a warm and inviting atmosphere. The room also provides ample space for dining and lounge furniture, making it a versatile and comfortable living space.

Kitchen

7'3" x 5'11"

The kitchen is thoughtfully laid out, with modern high-gloss grey cabinets that provide a good amount of storage. The white marble-effect worktops and white subway tiled splashbacks add a clean and contemporary finish. The kitchen is equipped with built-in appliances including oven and hob, and features plumbing for a washing machine beneath the worktop. A window above the sink allows plenty of natural light to brighten the space.

Bedroom 1

8'3" x 11'8"

A cosy retreat with soft carpeting and a calming colour scheme. One wall is painted a deep orange, adding a touch of character, while the other walls remain neutral. The room is brightened by a double window and offers space for a bed and bedroom furniture, making it a practical and restful space.

Bedroom 2

7'3" x 11'11"

A well-proportioned room with neutral tones and soft grey carpeting. A window fills the room with natural light, making it a comfortable space and offering flexibility to suit a variety of needs, whether as a guest room, home office, or comfortable bedroom.

Bathroom

8'2" x 6'2"

The bathroom features a modern design with tiled walls and vinyl flooring, creating a sleek and clean look. It is fitted with a white basin set into a vanity unit, a toilet, and a bath with a glass shower screen. The black fixtures, fittings and accessories add a contemporary touch, and a frosted window allows for natural light, privacy and ventilation.

Additional Information

- Tenure Type - Leasehold
- Local Authority - Hull City Council
- Council Tax Band - A

- Energy Performance Certificate Rating (EPC) - C
- Services - Mains Water, Electricity and Drainage are connected to the property - No Gas

Service Charge:

Ground Rent:

Years Remaining on Lease:

Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.

Mortgages

Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

Money Laundering Regulations

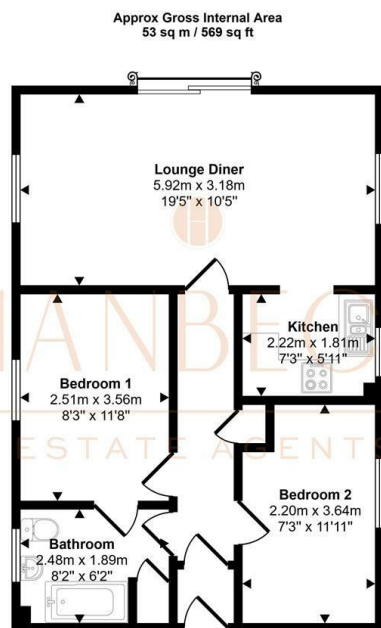
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.



Local Authority **Hull City Council**
Council Tax Band **A**
EPC Rating **C**



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.