



Queens Court Queens Dock Avenue,Hull HU1 3DR

welcome to

Queens Court Queens Dock Avenue, Hull

"Cash Buyers Preferred" Situated close to the ever popular Old Town, this one bedroom flat is ideal for investment or professionals and is close to local amenities.



Entrance Hall

With a radiator and a storage cupboard and boiler unit.

Open Plan Lounge And Kitchen

23' 5" x 12' 3" (7.14m x 3.73m)

With a fitted kitchen with a range of wall and base units, contrasting work surfaces, stainless steel sink and drainer unit, an integrated fridge freezer, electric cooker, cooker hood, plumbing for a washing machine in the kitchen area and a electric radiator and a double glazed double door to the balcony.

Bedroom 1

14' 1" x 9' 2" (4.29m x 2.79m)

With a electric radiator and a double glazed window to the rear.

Bathroom

With a W/C, wash hand basin, bath with shower over and a extractor fan.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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Queens Court Queens Dock Avenue, Hull

- Cash buyers preferred
- Close to amenities
- Open plan lounge/kitchen
- Perfect for professionals or investors
- Ideal location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2136.00

Ground Rent: 100.00

£60,000

directions to this property:

See map below for property location, for further information on the local area please contact your local residential team on: 01482 447748



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
NEA119868 - 0014

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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