Riverside



12 Merchants Warehouse Robinson Row

, Hull, HU1 2QX

Offers over £90,000

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Calling all cash buyers Offered for sale with no onward chain is this deceptively spacious first floor apartment in Merchants Warehouse, an historic and grade II listed building, situated in the heart of Hull's historic Old Town on Trinity Square, opposite Hull Minster.

The property has been redecorated throughout and with new carpets and flooring. Offering ready to move into accommodation, this wonderful property oozes charm and character and briefly comprises; to the ground floor, secure communal entry beautiful atrium with lift and stair access to all levels. The apartment has a private hallway with loft access, modern kitchen, bathroom with three-piece suite, two double bedrooms with storage cupboard to the main and a large and bright lounge/ dining room.

Ideal for first time buyers, downsizers and investors alike and with plenty of amenities on your doorstep, including Hull Minster, a range of bars and restaurants, popular Humber Street, Trinity Market and the Train Station a short walk away, this great property is sure to be popular. Contact our office to secure your viewing today!







Communal Entrance
Secure entry with intercom. Communal lobby with stairs and lift access to all floors.

First Floor

Entrance Hallway
Private entrance into the apartment via solid door. With storage cupboard and loft access.

Lounge/Diner 21'9" x 10'11" (6.65m x 3.35m)
A bright and spacious room with multiple glazed windows flooding the space with natural light. Laminate flooring and electric heater.

Kitchen 5'9" x 10'9" (1.76m x 3.28m)
With glazed window over looking to the atrium. Fitted with a range of base and wall mounted units, laminated work surfaces, inset stainless sink sink, inset electric hob and extractor over, built in oven below and space for undercounter fridge, freezer and washing machine.

Bedroom One 10'7" x 18'1" (3.25m x 5.53m)
Generous double bedroom with glazed window, cupboard for storage, carpet flooring and electric heater.

Bedroom Two 13'6" x 7'6" (4.12m x 2.30m)
Second double bedroom with two glazed windows and additional window overlooking the atrium, carpet flooring and electric heater.

Bathroom 5'10" x 6'7" (1.78m x 2.02m)
Fitted with a three-piece suite in white, comprising panelled bath with shower over, low level WC and pedestal sink unit.

Externally
Externally, the property benefits from its own allocated parking space to the side of the building and within a secure gated carpark.

Council Tax Band
We have been advised the property is council tax band A, payable to Hull City Council.

ADDITIONAL INFORMATION
Tenure:
Leasehold - 99 years from 1 April 1986

Service Charge:
£2160 per annum

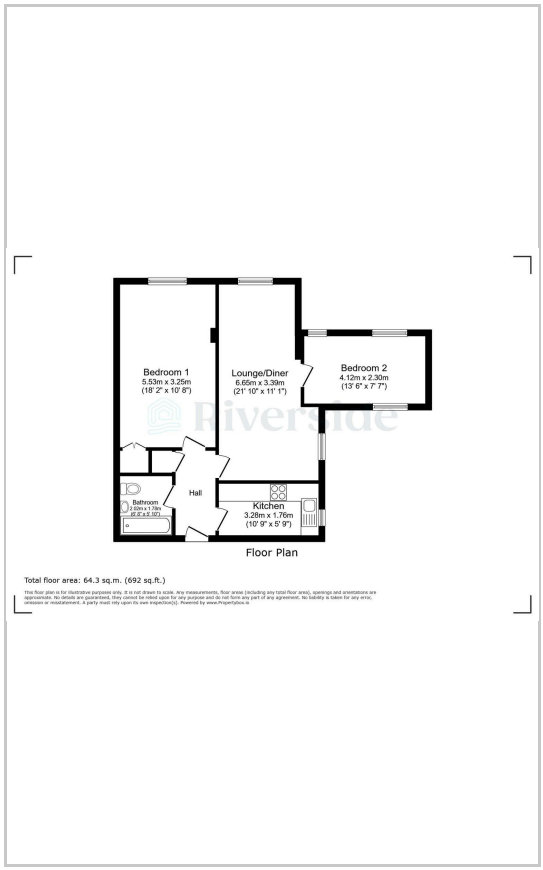
Ground Rent:
£10 per annum

Disclaimer:
Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

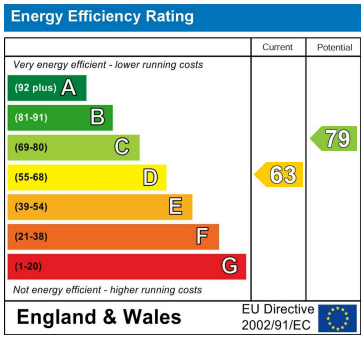
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

30 Prestongate, Hessle, East Riding of Yorkshire, HU13 0RE
Tel: 01482 322411 Email: enquiries@riversideproperty.co.uk www.riversideproperty.co.uk