



Kingston Wharf, Kingston Street
Hull

Guide Price £120,000 – £125,000

WIGWAM

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- Handle-less kitchen with integrated appliances
- Modern open plan kitchen/living area
- French doors to outdoor space
- Additional room that can be used as an office or additional storage space
- Allocated off-street parking in private space

Guide price - £120,000 - £125,000 - A beautifully presented, contemporary style one-bedroom apartment that offers stylish and spacious living in a prime waterfront location with scenic views of the marina.

The heart of the home is a stunning open plan kitchen and living area, featuring sleek modern kitchen units, integrated appliances, a stylish island with breakfast bar, and ample natural light from large windows and French doors. The bedroom is bright and inviting with modern flooring, built-in mirrored wardrobes, and generous storage, while the bathroom boasts a high standard of finish with elegant subway tile walls, a modern walk-in shower, and ample storage.



The apartment boasts an additional room that would make a perfect addition as a home office or storage.

Additional benefits include designated and off-street parking, and a charming communal garden area for outdoor relaxation. French doors open onto lush green spaces, enhancing indoor-outdoor city-living, and a well-maintained brick exterior adds kerb appeal.

The property is perfectly positioned for those seeking peace and privacy in a vibrant maritime setting, with scenic pathways and local amenities close at hand. Ready to move into and enjoy, viewing is strongly recommended to fully appreciate all this exceptional flat has to offer.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Lease information

86 years remaining. Ground rent: £0. Service charge: £1,335.00.





Kitchen/Living Area

18' 3" x 12' 2" (5.57m x 3.72m)

Large room with a modern fitted kitchen, lino flooring, a window and french doors to the outside.

Master bedroom

11' 6" x 11' 8" (3.51m x 3.56m)

Lino flooring, fitted wardrobes and window.

Office

11' 6" x 6' 8" (3.50m x 2.03m)

Lino flooring and a single window.

Shower Room

Modern fitted bathroom, with a mixture of tiled and painted walls. There is a shower, toilet and sink cabinet.

Allocated parking

There is one allocated, off-street parking space.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	76	78
England, Scotland & Wales EU Directive 2002/91/EC 		





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