



**1 Trinity Court Castle Street**  
Hull, HU1 2LY

£79,950



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, Hull, HU1 2LY

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## Ground Floor

### Entrance Porch

With its own private entrance via UPVC double glazed door into the property. Door leading into:

### Lounge

15'4" x 9'10" (4.69m x 3.02m)

A spacious lounge with UPVC double glazed window to the side, laminate flooring and radiator.

### Kitchen

8'11" x 5'7" (2.73m x 1.71m)

With UPVC double glazed window to the front. Fitted with a range of base and wall mounted units, laminated work surfaces, tiling to splashback areas, freestanding cooker with extractor over and space for fridge/freezer and washing machine.

### Inner Hallway

Providing access to bedroom, bathroom and a generous storage cupboard.

### Bedroom One

10'9" x 12'0" (3.29m x 3.67m)

A double bedroom with UPVC double glazed window to the side, laminate flooring and radiator.

### Bathroom

6'1" x 5'6" (1.86m x 1.70m)

Fitted with a three-piece suite in white, comprising panelled bath with shower attachment over, pedestal sink and low level WC. With tiling to splashback areas and heated chrome effect towel heater.

## Externally

Outside, to the front is a courtyard area with railings/ gate and to the rear is the secure communal car park area which is accessed via an electric gate, with one parking space available for this apartment.

## Council Tax Band

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

## ADDITIONAL INFORMATION

### Tenure:

Leasehold -

25 November 1980 to 24 January 2078 (52 years remaining)\*

\*seller can look to extend the lease prior to completion as they own a share of the freehold.

### Service Charge:

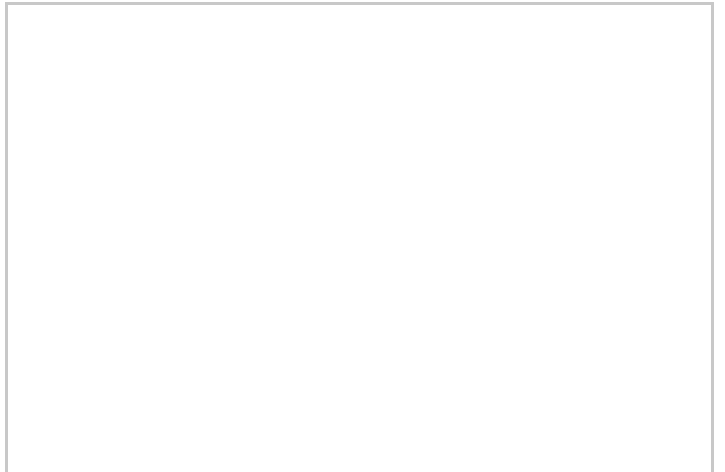
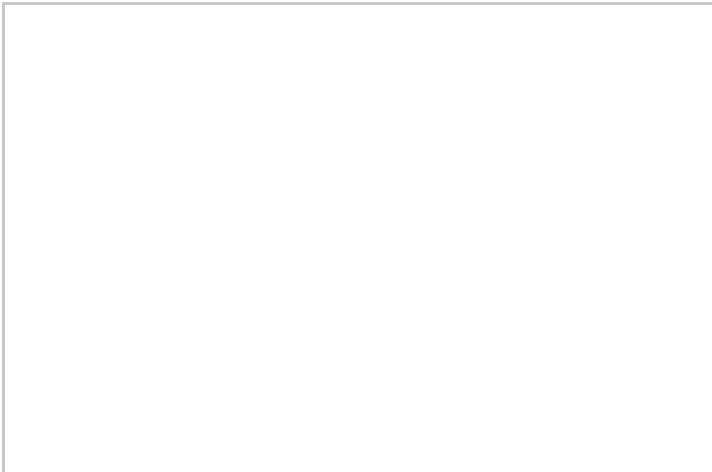
£500 per annum

### Ground Rent:

Included in service charge

### 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.



## Road Map



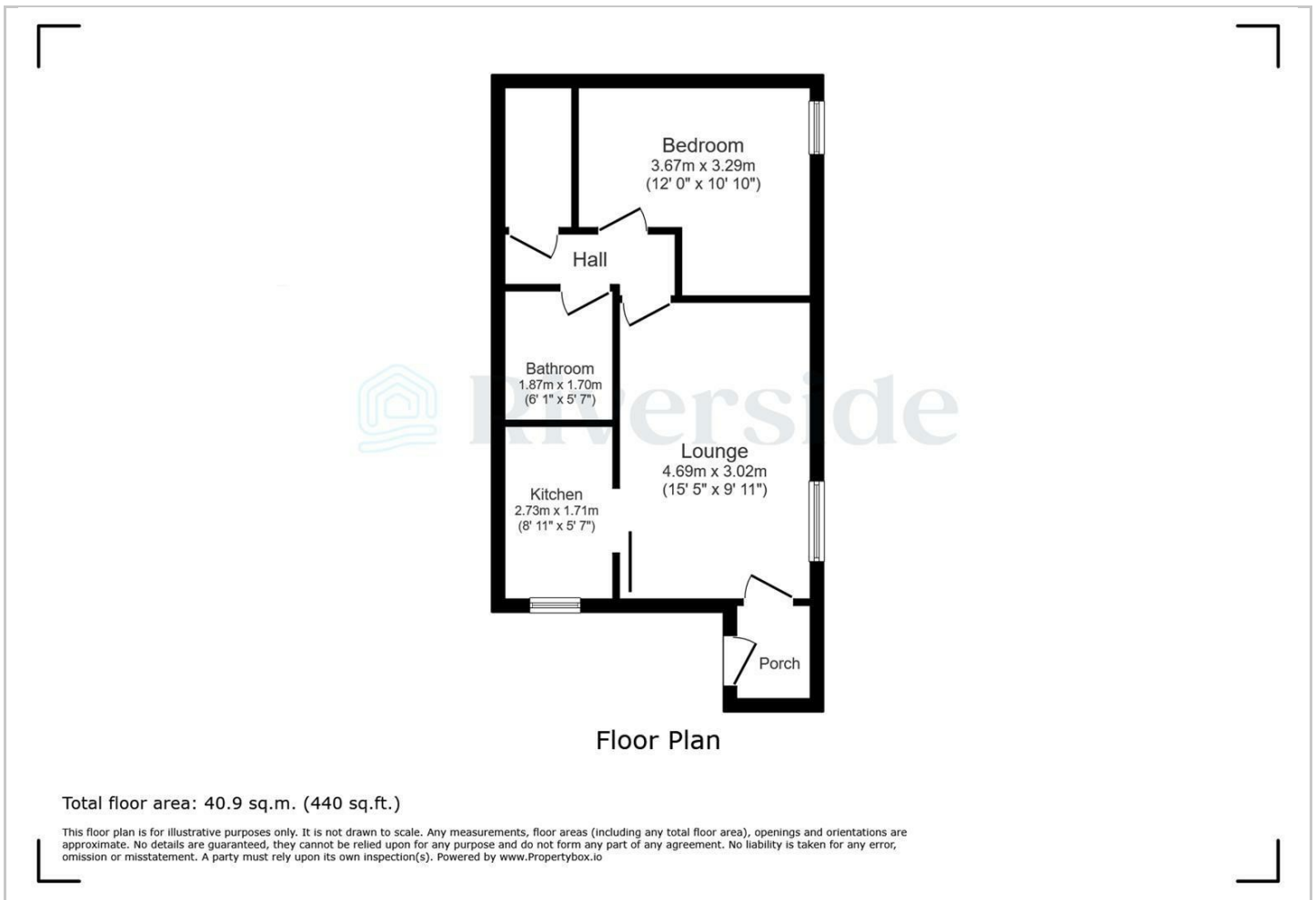
## Hybrid Map



## Terrain Map



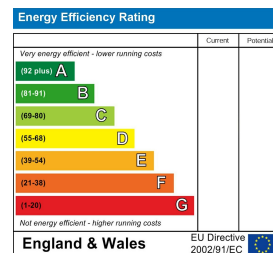
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.