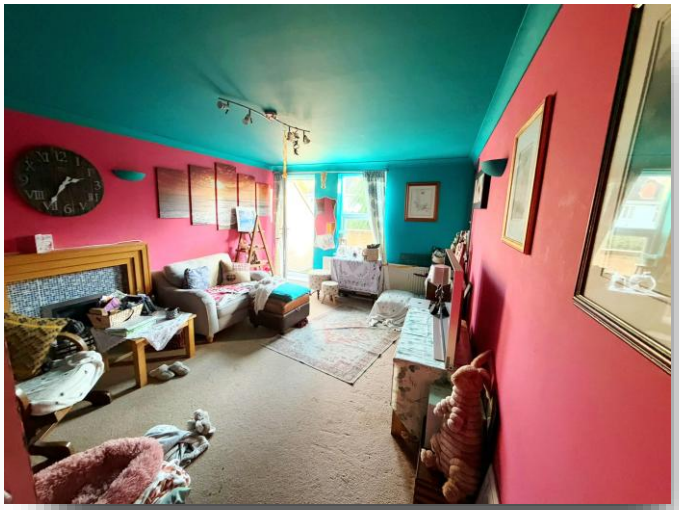






Flat 10 Pearson Park, Hull HU5 2TQ

william h brown

welcome to

Flat 10 Pearson Park, Hull

A spacious two-bedroom mezzanine flat featuring a generous lounge with balcony access, fitted kitchen, shower room, two well-sized bedrooms, and the added benefit of a private garage. Conveniently located close to local amenities and transport links.











Lounge

Kitchen

Ground Floor Wet Room

Bedroom 1

Bedroom 2

Bathroom

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.

welcome to

Flat 10 Pearson Park, Hull

- Two-bedroom first-floor mezzanine flat
- Spacious lounge with balcony access
- Fitted kitchen
- Ground floor shower room
- Two well-proportioned bedrooms

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1620.00
Ground Rent: Ask Agent

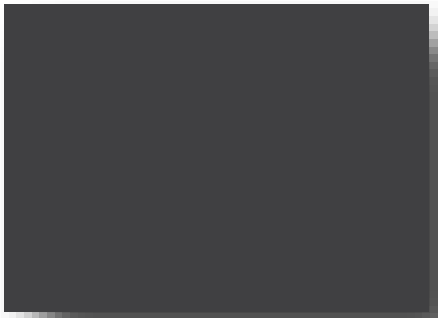
This is a Leasehold property with details as follows; Term of Lease 999 years from 04 Nov 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

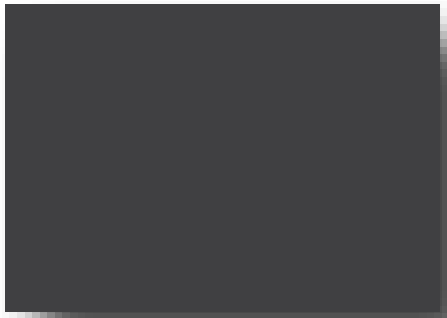
offers in the region of

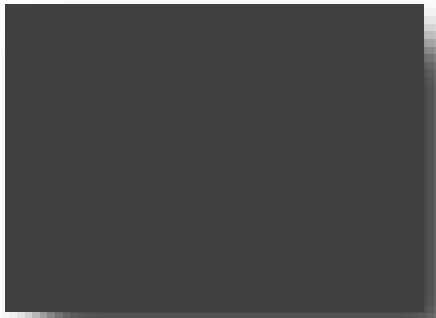
£90,000

directions to this property:

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









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120991

The Property Ombudsman

Property Ref:
NEA120991 - 0003

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

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williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.