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Limb
MOVING HOME



Apartment 6 2nd Star on the Right & Straight on Til Morning, Land Of Green

- 📍 Unique First Floor Apartment
- 📍 Within The Heart of Old Town
- 📍 City Centre Living
- 📍 Council Tax Band = A
- 📍 Stunning Grand Entrance Hall
- 📍 Secure Intercom Entry
- 📍 No Onward Chain!
- 📍 Leasehold / EPC = C

£115,000

INTRODUCTION

Discover the charm of this truly unique one-bedroom apartment, nestled within the iconic Grade II listed '2nd Star on the Right & Straight on 'Til Morning' building. Situated on the historic cobbled streets of Land of Green Ginger in Hull's vibrant Old Town, the property is accessed through a stunning grand entrance hall evocative of a bygone era.

This first-floor apartment offers a perfect blend of character and modern convenience. A secure video entry system provides access to the communal hallway, where a grand staircase leads to the private entrance. Inside, the welcoming hallway opens into a stylish open-plan living kitchen, a generously sized double bedroom with fitted furniture, and a contemporary shower room.

A significant benefit to this property is the current transition to 'Share of Freehold.' This change will grant owners greater autonomy over building management, likely reducing service charges and removing previous restrictions. Consequently, the apartment is an ideal opportunity for those seeking a high-end Airbnb or holiday let, as well as owner occupiers wishing to keep pets. With the city's attractions on the doorstep, this apartment is the ultimate stylish urban retreat or a versatile investment in one of Hull's most famous locations.

LOCATION

2nd Star on the Right and Straight on 'Til Morning is located on the popular Land of Green Ginger between Silver Street and Alfred Gelder Street in Hull's historic old town. The area comprises a mix of residential property, office, retail, museums and much, much more along its cobbled streets. A convenience store is located upon Silver Street and the beautiful Queen's Gardens lie within an easy 5 minute walk. Hull's growing number of shops and attractions are right on the doorstep, making this a great place to live.

ACCOMODATION

A secure communal entrance door with intercom opens to the grand communal entrance hall with a sweeping staircase leading up to the first floor and private residential entrance door to apartment 6.

ENTRANCE HALL

10'00" x 3'03" approx (3.05m x 0.99m approx)

With doors to Bedroom, Bathroom and:

LIVING KITCHEN

21'02" x 13'04" approx (6.45m x 4.06m approx)

Open space with tall Victorian bay windows to side elevation. A period gas fireplace stands to side. Breakfast bar separates living area from:



KITCHEN AREA

Fitted kitchen with a range of integrated appliances including fridge-freezer, oven and microwave. Granite worksurfaces house sink & drainer and 4-ring gas hob with extractor fan above.



ALTERNATE VIEW



BEDROOM

12'04" x 11'11" approx (3.76m x 3.63m approx)

With bay window to side elevation in tall Victorian style, laminate flooring and fitted sliding wardrobe space.



SHOWER ROOM

6'07" x 8'04" approx (2.01m x 2.54m approx)

Contemporary design with shower to corner, low-flush W.C. and tiled flooring and surround. Wash-hand basin sits atop a vanity unit stretching the width of the room, beneath large mirror wall.



TENURE

Leasehold. The lease term is 250 years dated from June 2005.

The owners of each apartment are currently concluding the purchase of the freehold, transitioning the tenure to a 'Share of Freehold.' This change will grant owners greater autonomy over building management and is expected to result in more cost-effective service charges. Crucially, the move will also relax any restrictions, formally permitting both pet ownership and the use of the property for Airbnb holiday lets.

SERVICE CHARGES

The service charge for the property is £1,228 per annum.

The ground rent for the property is £50 per annum.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

AGENTS NOTE

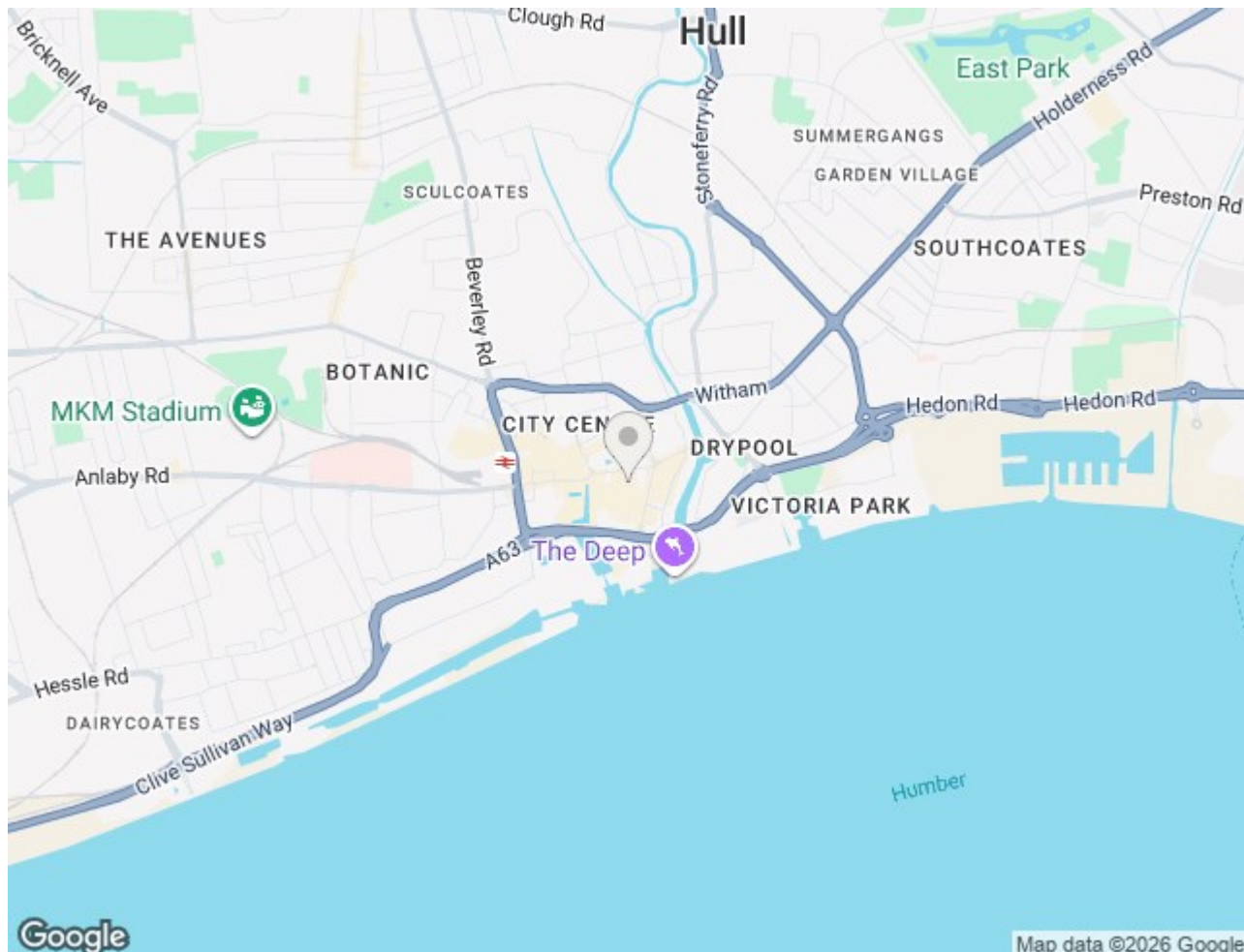
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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Ground Floor

Approx. 48.2 sq. metres (518.8 sq. feet)



Total area: approx. 48.2 sq. metres (518.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	