



Flat 2, 16 Louis Street, Hull, East Yorkshire, HU3 1LY

- One Bedroom Flat
- Communal Entrance
- Flat Hallway
- Bedroom
- Gas Central Heating and Double Glazed Windows
- Off Spring Bank
- Stairs to Upper Floors
- Lounge/Kitchen Area
- Bathroom
- Bond £455

£450 pcm



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Flat 2, 16 Louis Street, Hull, East Yorkshire, HU3 1LY

One bedroom first floor flat, over two floors. Off Spring Bank and close to Princes Avenue with all its amenities and nightlife. Short drive into Hull City Centre. Flat comprises of a entrance hallway, fitted lounge/kitchen, bedroom and bathroom with a three piece suite. Installed with uPVC double glazing and gas central heating system. Bond £519.23. Viewing via Leonards please.

Location

Located off Spring Bank, close to the junction with Princes Avenue the property is well placed for local amenities nearby. The City Centre facilities and St Stephens shopping parade is within a short commute.

Ground Floor

Entrance

Enter via communal door into communal hall.

Communal Entrance Hallway

Stairs leading up to the first and second floor. Apartment door is at the top of the first floor.

First Floor

Entrance

Door leads into the apartment hall.

Entrance Hall

Doors leading into the bedroom, bathroom and a staircase that leads to the second floor.

Bedroom

3.248m x 3.644m max

Window to the rear aspect.

Bathroom

2.183m x 1.855m

Comprising of a white suite including a panel bath with mixer taps and shower fitment and screen, pedestal wash hand basin and a low level flush WC. Wall mounted boiler. Contemporary splash backs and window to the side aspect.

Staircase

Staircase leading up to the lounge/kitchen.

Lounge/Kitchen

4.325m x 4.110m

Window to the rear aspect. Fitted with a range of base and wall units with work surfaces. Stainless steel sink with mixer tap. Tiled splash back areas, feature fire surround and provision for a cooker.

Outside

Small forecourt to the front of the property.

References & Security Bond

Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£103.84) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The security bond required for the property is £519.23 which will be payable on the tenancy start date together with the first month's rent of £450. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Services

The mains services of water, gas and electric are connected.

Tenant Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference number:00090004001613. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Energy Performance Certificate

The current energy rating on the property is E (54).

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Tenure

The tenure of this property is Freehold

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