



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 8 Merchants Warehouse, Robinson Row, Hull, HU1 2QX Offers over £80,000

CHARMING FIRST-FLOOR FLAT IN HISTORIC CONVERTED WAREHOUSE - BRIGHT AND AIRY LIVING SPACE WITH PERIOD FEATURES - CITY CENTRE LOCATION NEAR HULL MINSTER AND AMENITIES  
- NO FORWARD CHAIN

Nestled in the heart of Hull, the Merchants Warehouse on Robinson Row presents a splendid opportunity to acquire a charming first-floor flat in a beautifully converted 19th-century warehouse. Originally transformed into 28 apartments in 1986, this residence retains many delightful period features, including large sash windows that flood the space with natural light, creating a bright and airy atmosphere.

The flat comprises a welcoming entrance hall leading to a spacious lounge and dining area, a modern kitchen, a comfortable bedroom with a convenient storage cupboard, and a well-appointed shower room. The property is offered to the market with no chain, making it an ideal choice for first-time buyers or investors looking to expand their property portfolio in a highly sought-after city centre location. Situated on a quiet cobbled street opposite the historic Hull Minster, this apartment benefits from its proximity to a wealth of local amenities. Residents can enjoy easy access to an array of shops, restaurants, cafes, and bars, as well as cultural attractions such as the Hull Museums Quarter, The Deep, and the Marina. The excellent public transport links, including bus, coach, and rail services from the nearby Paragon Interchange, ensure that commuting and exploring the wider area is effortless.

Additional features of this property include electric heating and a loft space for extra storage, enhancing its practicality. With its unique character and charm, this flat offers ready-to-move-into accommodation, making it a perfect choice for those wishing to embrace the vibrant lifestyle that Hull city centre has to offer. Don't miss the chance to make this delightful apartment your new home or investment.

### **CENTRAL HEATING**

The property has the benefit of electric central heating (not tested).

### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band "A"

### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### **TENURE**

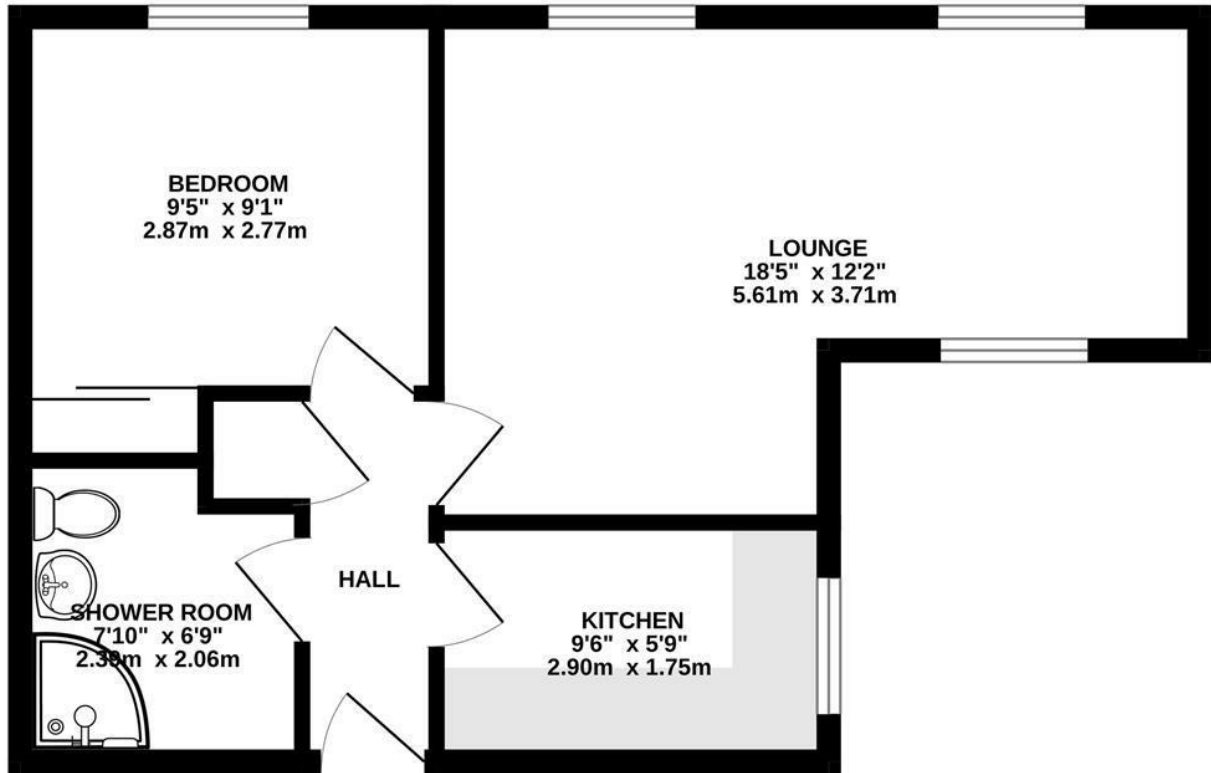
Symonds + Greenham have been informed that this property is Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

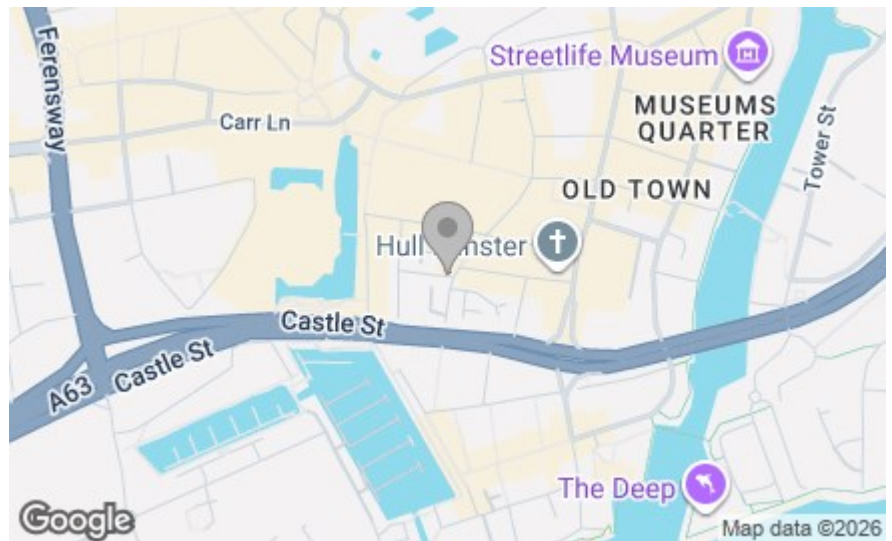
### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
75	83

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC