



## Flat 35, 21, Baker Street Central Baker Street , Hull, HU2 8HE

Offers in the region of £70,000



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## Ground Floor:

### Communal Entrance

Entry to the rear via solid door with intercom system. Entrance with staircase to upper floor levels.

## First Floor:

### Entrance Hallway

Entrance into the flat via solid door. Hallway with carpet flooring and electric heating.

### Kitchen/Living/Dining Area

21'5" x 10'2" (6.55m x 3.10m)

An open plan space with double glazed window to the front. Kitchen fitted with a range of base and wall mounted units, laminated worktops, tiling to splashback areas, inset stainless steel sink, inset electric hob with extractor over and electric oven below and separate storage cupboard. With vinyl flooring to kitchen area and carpet flooring to the rest of the room and electric heater.

### Bedroom One

9'10" x 8'2" (3.02m x 2.51m)

Spacious double bedroom with double glazed window to the front, fitted wardrobes with sliding doors for storage, carpet flooring and electric heater.

### Bathroom

6'2" x 5'9" (1.88m x 1.77m)

A three-piece suite in white, comprising panelled bath with shower over, low level WC and fitted sink. Finished with vinyl flooring, electric towel radiator and tiling to splashback areas.

## Externally

Externally, parking is on street to the front with ample space (permit required).

## Council Tax

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

## ADDITIONAL INFORMATION

### Tenure:

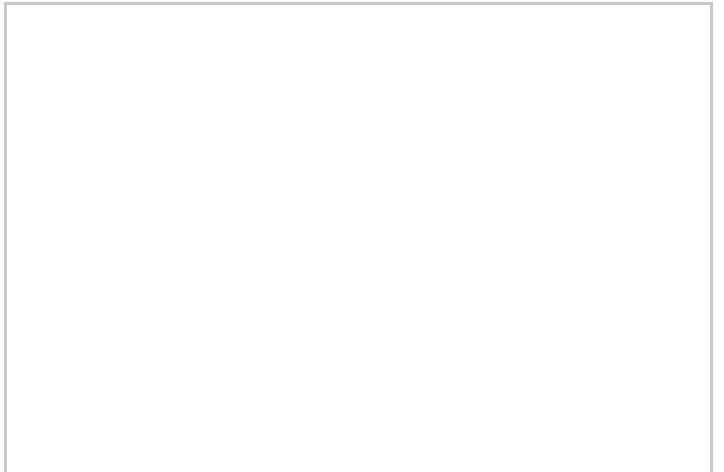
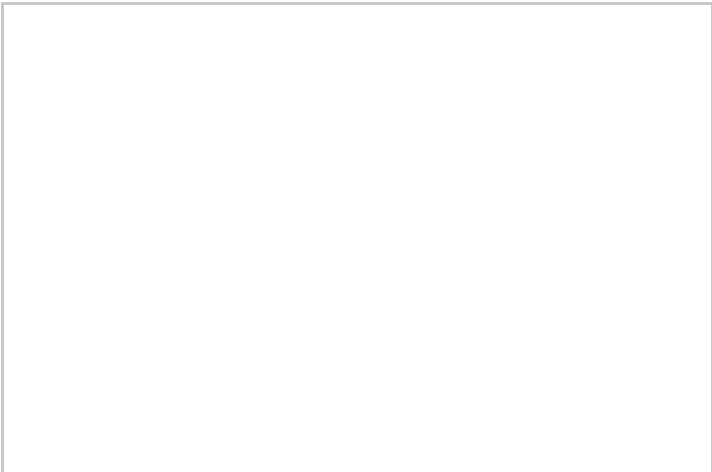
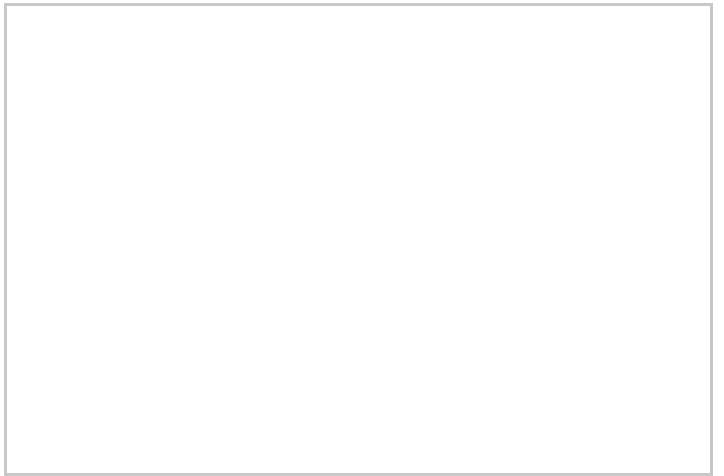
Leasehold - 999 years from 1st January 2005

Service Charge: £721 from 1/1/24-31/12/24

Ground Rent: peppercorn

### 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.



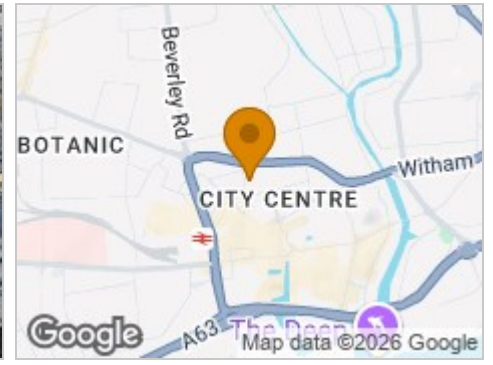
## Road Map



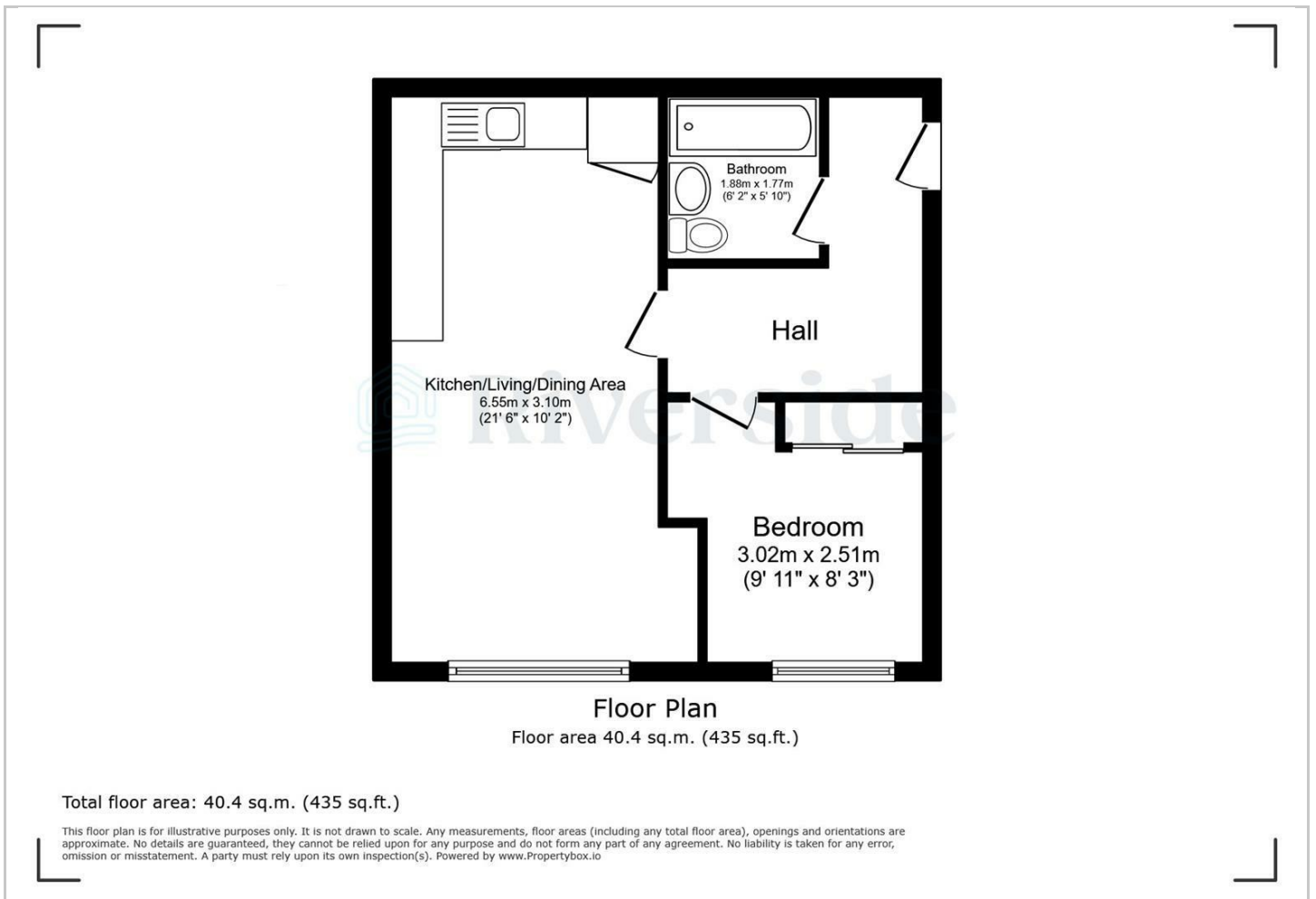
## Hybrid Map



## Terrain Map



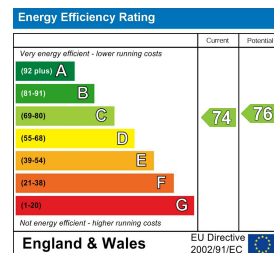
## Floor Plan



## 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.