



Axholme Court, Hull, HU9 1PN  
Asking Price £140,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Axholme Court, Hull, HU9 1PN

## Key Features

- Beautifully Presented 3 bedroom First Floor Apartments
- Dual Views over the Humber and the Water Basin
- Conveniently Located On The Popular Victoria Dock
- Entrance Hall, Open Plan, Lounge/Dining and Kitchen Area
- Three Bedrooms, Bathroom, Communal Gardens, Parking
- Early Viewing Is A Must
- EPC-B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		82	82
(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		

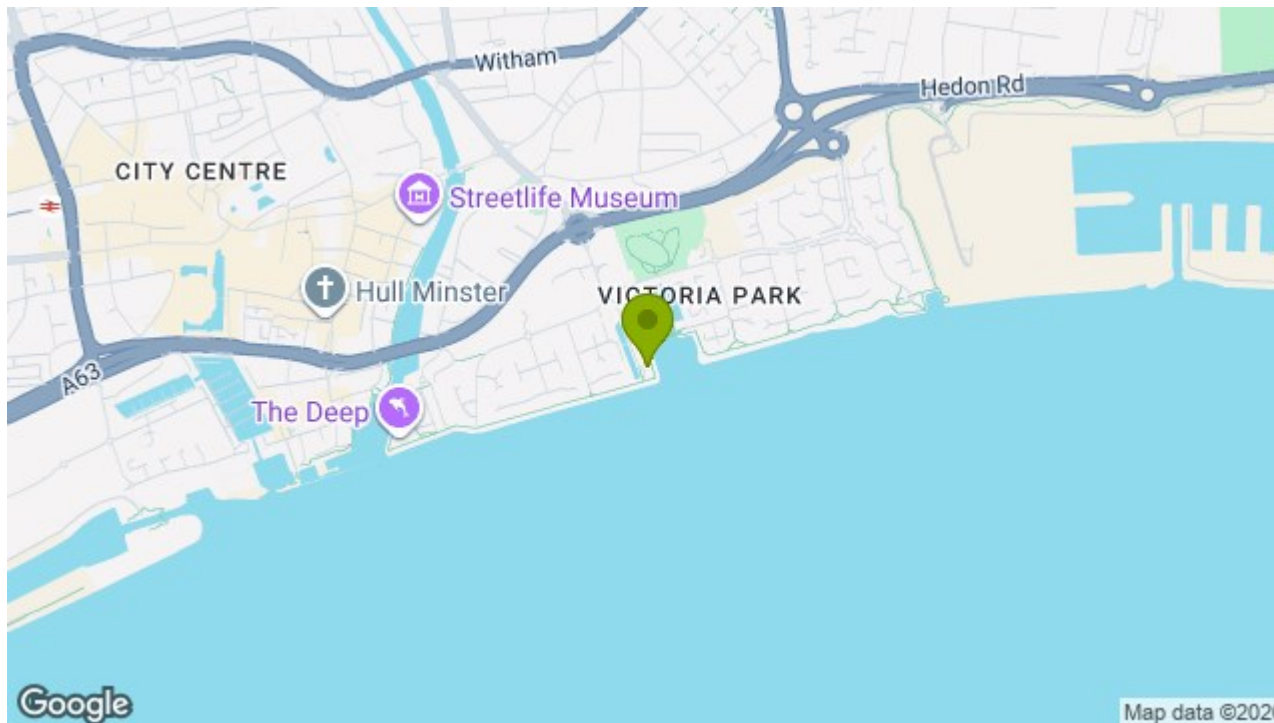
A beautifully presented three-bedroom first-floor apartment enjoying spectacular views over the water basin and the River Humber.

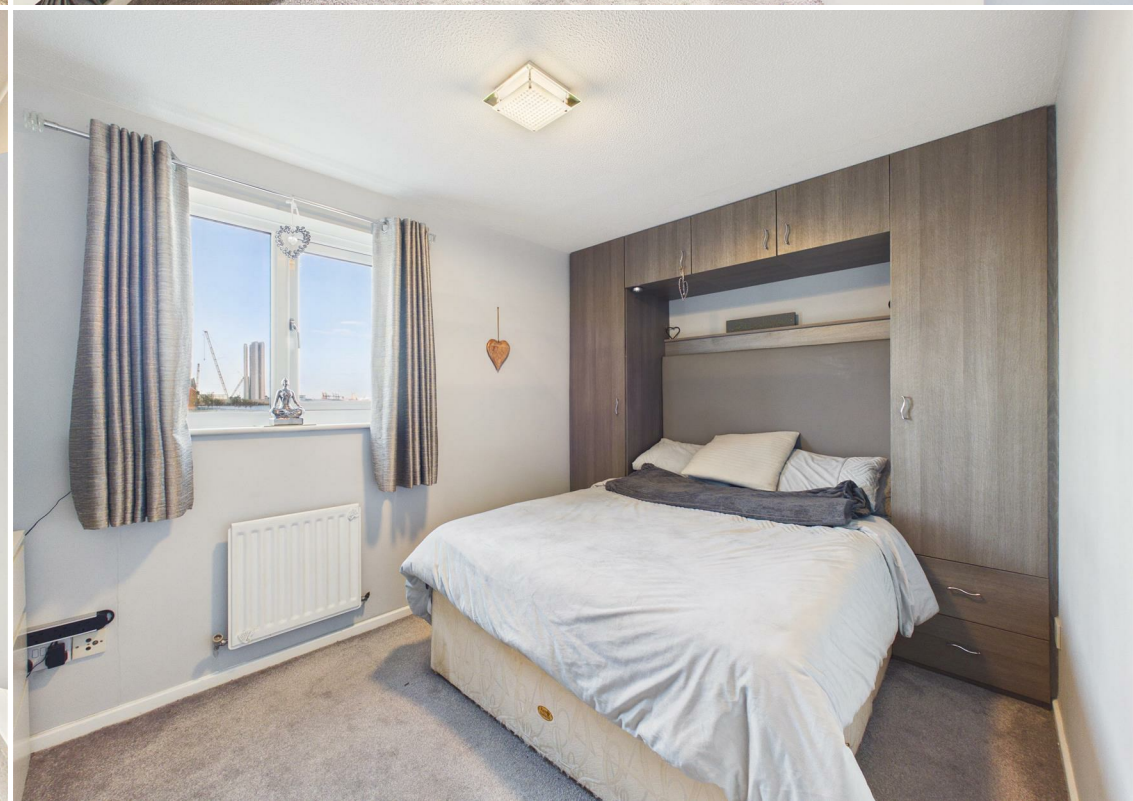
Ideally situated within the highly sought-after Victoria Dock Village, the property is conveniently located close to a wide range of amenities that Hull City Centre has to offer.

The accommodation is accessed via a well-maintained communal entrance hall with intercom security system, leading to a private entrance hall. Internally, the property boasts a spacious open-plan living, dining and kitchen area, perfectly designed for modern living and entertaining. There are three bedrooms, with the third currently utilised as a dressing room, together with a well-appointed bathroom.

Externally, the property benefits from communal gardens and allocated car parking.

Early viewing is highly recommended to fully appreciate the stunning views and superb city living this apartment provides.





## Central Hull - Description

Ideally located on Victoria Dock Village" in Hull and all its ever growing amenities and within a short walk of 'The Deep', Humber Street, Hull Marina, Bonus Arena, Ice Arena, Princes Quay and St.Stephens Shopping Centre. Easy driving access to Castle Street, A63 and to M62 motorway.

## COMMUNAL ENTRANCE HALL

with intercom security system

## PRIVATE ENTRANCE HALL

with entrance door and storage cupboard.

## LOUNGE/DINING AREA

with two decorative radiators, double glazed windows and double glazed French doors with a juliette balcony over look the water basin and the river Humber

## KITCHEN AREA

with a range of base and wall units, granite work surfaces, sink unit, gas hob, electric oven, extractor hood, built in fridge freezer, plumbing for automatic washing machine, splash back tiling, boiler and double glazed window.

## BEDROOM 1

with double glazed window and a range of built in cupboards and drawers.

## BEDROOM 2

with double glazed window and laminate flooring

## BEDROOM 3

currently used as a dressing room, with double glazed window and a range of built in wardrobes

## BATHROOM

with a three piece white suite, comprising panelled bath with rain shower over and glazed shower screen, wash hand basin with vanity unit beneath, w.c., fully tiled to walls, tiled floor, inset lights and double glazed window.

## OUTSIDE

Outside are communal gardens and a parking space.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

SECURITY - The property has the benefit of an intercom security system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## AGENTS NOTES

Philip Bannister & Co.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 Philip Bannister & Co.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.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

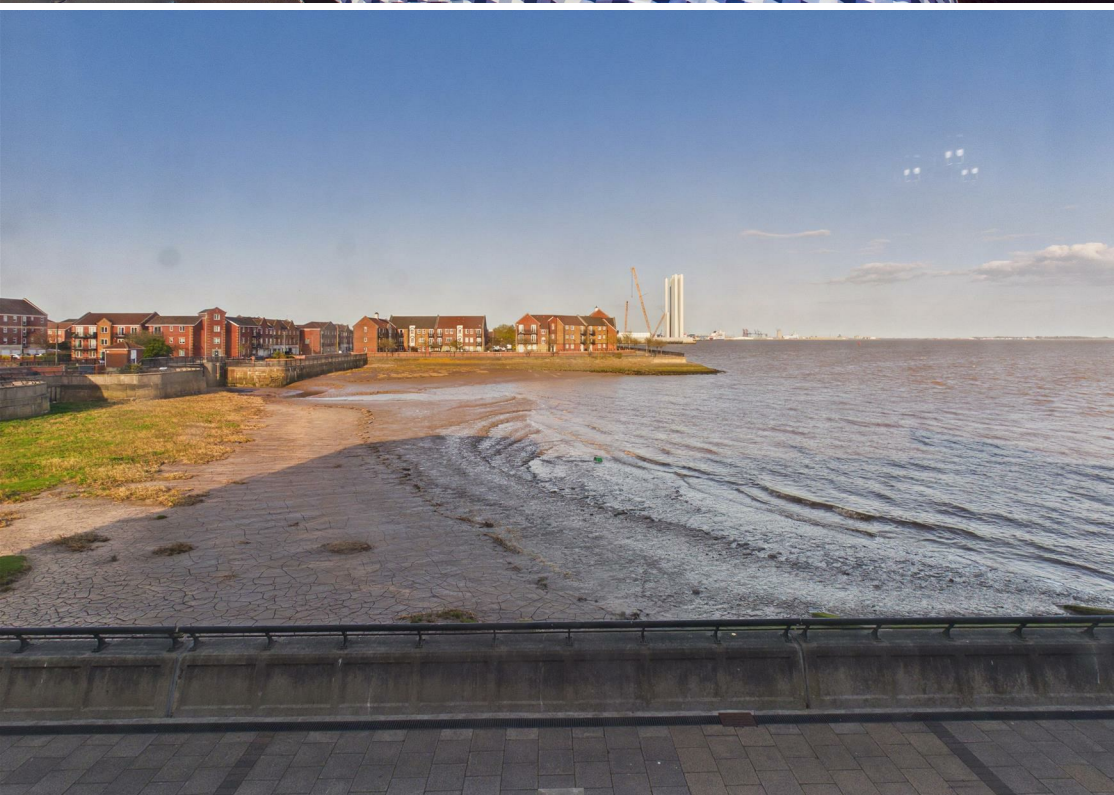
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

## TENURE.

We understand that the property is Leasehold. This should be clarified by your legal representative.

## AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Approximate total area<sup>m</sup>  
602 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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