



Second Floor Apartment, 32 Kingston Wharf, Kingston Street, Hull, HU1 2ES

FOR SALE - Guide Price £135,000 - £140,000

Haller Evans

Chartered Surveyors

No Chain / Second Floor Apartment with Excellent Marina Views / Popular Location, close to all Amenities / Immaculately Presented

Open Plan Lounge with Juliet balcony / Modern Kitchen with Appliances / Good Sized Double Bedroom / Allocated Parking Space

Ideal for first time buyer, working professionals and investors, this attractive second floor apartment is extremely conveniently located, only a short walk away from the Fruit Market area and Humber Street. All the City centre amenities are within close reach, including restaurants, bars and a wide range of shops, together with independent retailers, cafes, art and music venues. Good public transport links are available, with excellent road access to the A63/M62 motorway network.

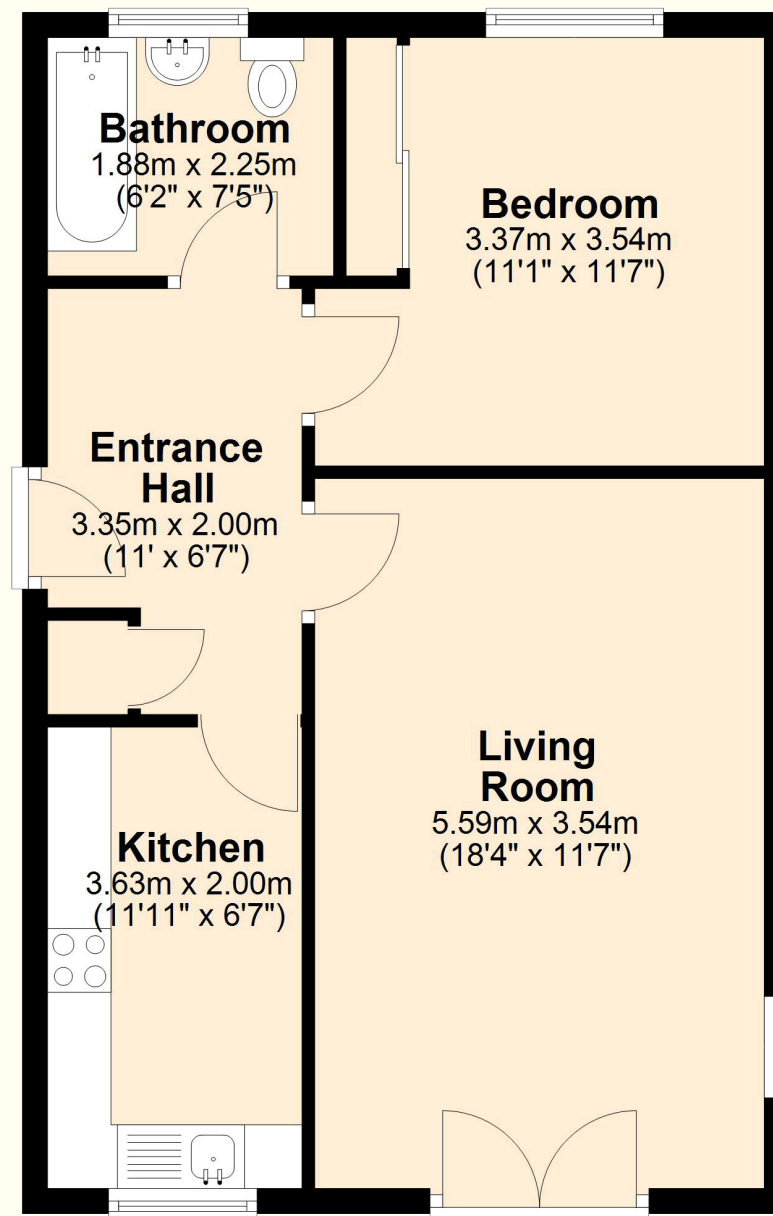
The communal main entrance with intercom entry gives stairs access to the apartment. The accommodation briefly comprises spacious entrance hall, open plan lounge with Juliet balcony overlooking Marina, quality fitted kitchen with integrated appliances, good sized double bedroom with fitted wardrobes and bathroom.

Communal Entrance Area & Entrance Hall	With secure main entrance door to communal entrance hall, with stairs access to upper floors.
Large Private Entrance Hall	3.35m max x 2.0m (11.11 ft max x 6.7 ft). Spacious entrance hall offering option of corner office space, intercom entry, laminate flooring, useful full height built-in storage cupboard and ceiling hatch to roof void (insulated and partly boarded).
Open Plan Living and Dining Area	5.59m x 3.54m (18.4 ft x 11.7 ft). A particular feature of this apartment is the light and spacious living area with UPVC French doors to Juliet balcony having excellent views of the marina, UPVC window to side elevation, two radiators, laminate flooring.
Kitchen	3.63m x 2.00m (11.11 ft x 6.7 ft). With UPVC double glazed window overlooking marina, good range of modern, grey gloss-fronted fitted base, wall and drawer units with integrated cupboard lighting, inset sink unit, laminated worktops with splashbacks, electric oven and hob with overhead extractor hood, integrated fridge, freezer and washing machine. Ample space for side table and chairs, laminate flooring, radiator.
Bedroom	3.54m x 3.37m (11.7 ft x 11.1 ft). Good sized double bedroom with uPVC window frame to rear elevation, mirror fronted sliding wardrobes providing ample storage, carpet, radiator.
Bathroom	2.25m x 1.88m (7.5 ft x 6.2 ft). With UPVC double glazed window, fitted with white suite comprising panelled bath with thermostatic shower over, wash hand basin and WC, ceiling inset spotlights, part tiled walls, heated towel rail.
External	There is a communal parking area with allocated parking space close to the main entrance, communal garden area and pedestrian access to the Marina.
Heating	Gas central heating system with radiators to all main rooms.
Double Glazing	The property is fully double glazed.
Services	Mains gas, electricity, water and drainage are available.
Parking	An allocated parking space is included.
Council Tax	We understand from Internet enquiry that the property is in Band B for Council Tax purposes. The Local Authority is Kingston upon Hull City Council.
Energy Performance Rating	D
Tenure	The property is available Leasehold, with 88 years remaining on the Lease.
Service Charge	£1,242.52 per annum which includes an annual ground rent of £25
Ground Rent	Included in annual Service Charge
Viewing	For more information and to view please contact Haller Evans Tel 323033 or info@hallerevans.com
Disclaimer	Any information in relation to the length of lease, service charge and ground rent have been provided by the seller, but we would advise that the buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

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