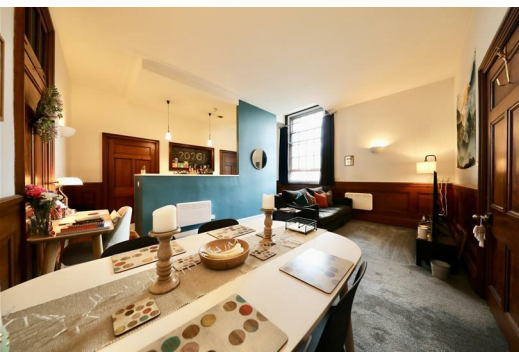




SYMONDS + GREENHAM

Estate and Letting Agents



1 City Exchange Lowgate, Hull, HU1 1AA

£120,000

CHARMING TWO-BEDROOM FIRST-FLOOR APARTMENT IN HULL'S HISTORIC OLD TOWN, FEATURING A STYLISH OPEN-PLAN LIVING SPACE, MASTER WITH WALK-IN WARDROBE, SECURE ENTRY WITH LIFT ACCESS, AND ALLOCATED PARKING — ALL JUST MOMENTS FROM THE MARINA AND CITY CENTRE.

Nestled in the heart of Hull's Historic Old Town, this charming first-floor apartment on Lowgate offers a delightful blend of character and modern living. With two well-proportioned bedrooms, including a master suite complete with a walk-in wardrobe, this property is perfect for both city centre living and investment opportunities.

As you enter, you are greeted by a welcoming hallway that leads to a quirky open-plan kitchen and living area, ideal for entertaining or relaxing after a long day. The apartment features a convenient guest cloakroom/WC, while the main bathroom boasts a straightforward design with a bath and shower over, ensuring practicality for everyday use.

The spacious accommodation is enhanced by tall sash-style windows with secondary glazing, allowing natural light to flood the rooms and providing lovely views of Lowgate. The communal entrance is secure, featuring an intercom entry system, and a splendid staircase, complemented by a lift for easy access to the first-floor landing.

Electric heating throughout ensures comfort during the cooler months, while the allocated parking space within a secure gated car park adds to the convenience of city living. The location is superb, with the vibrant central shopping area, entertainment facilities, Humber Street, and the Marina all within walking distance. Additionally, excellent transport links are at your doorstep, with the A63 dual carriageway and Hull Paragon Interchange train station just a short distance away. This stunning apartment is a must-see for anyone seeking a stylish home in a prime location. Come and experience the charm and convenience of this exceptional property for yourself.

CENTRAL HEATING

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

COUNCIL TAX BAND

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

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

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

Local Authority - Hull City Council

Lease Expires - 31/12/2149

Service Charge - £348pm (includes building insurance)

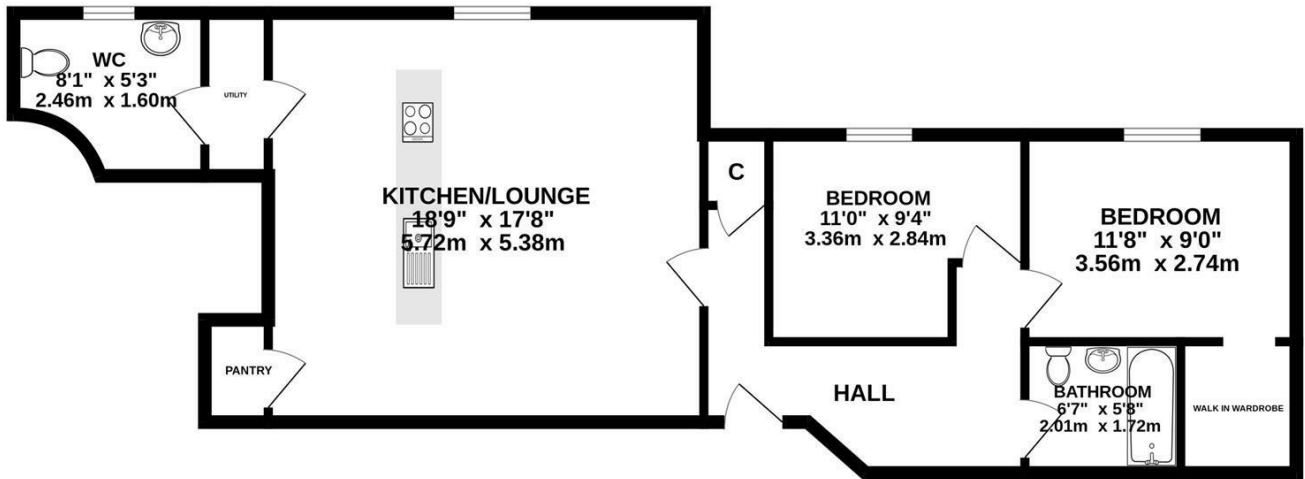
Ground Rent - £56 PA

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
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		28	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(32 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

