



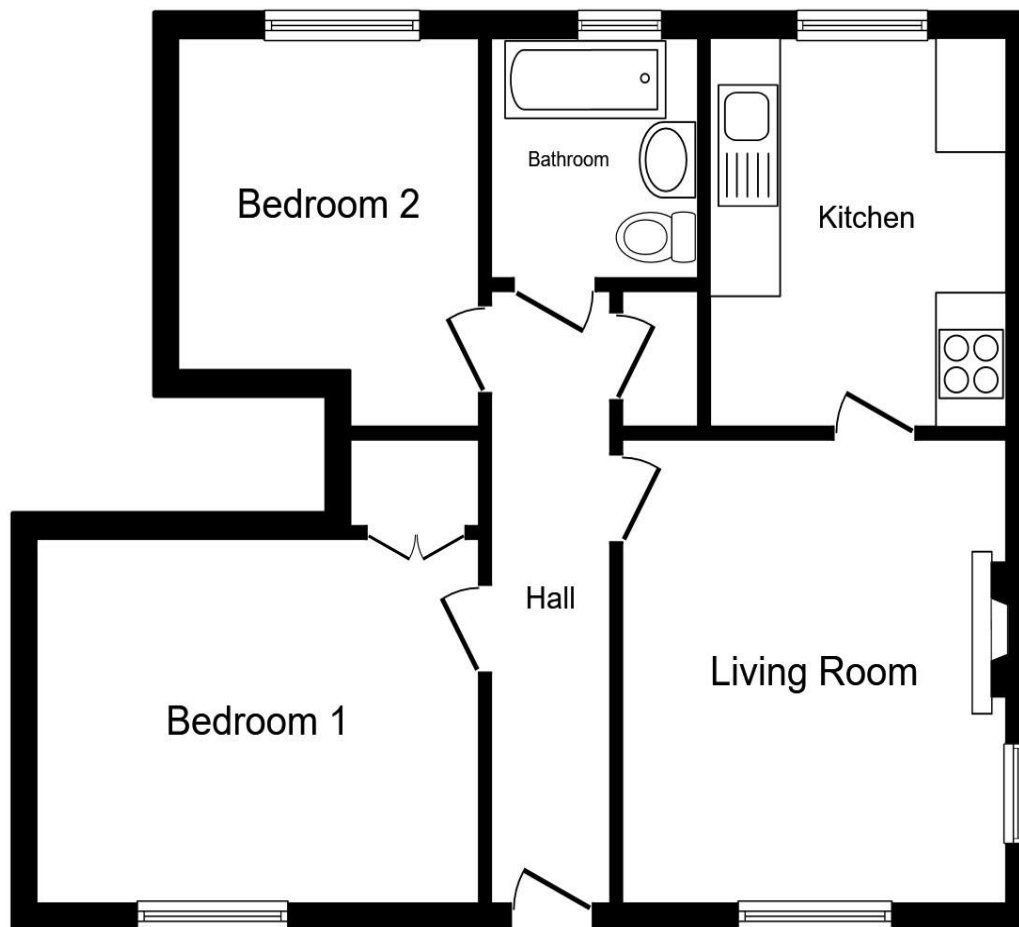
**St. Georges Walk, Hull, HU9 4SF**

## **Welcome to**

### **St. Georges Walk, Hull**

William H Brown are delighted to market this two-bedroom ground floor flat for the over 55s, offering single level living and 75% shared ownership. The home features two good sized bedrooms, a spacious living room flowing to the kitchen, bathroom, resident parking and a quiet yet connected setting!





Total floor area 50.2 m<sup>2</sup> (540 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



### Entrance Hall

### Living Room

12' 4" max x 10' 10" max ( 3.76m max x 3.30m max )

### Kitchen

10' 1" max x 8' 7" max ( 3.07m max x 2.62m max )

### Bedroom 1

12' 2" max x 9' 8" max ( 3.71m max x 2.95m max )

### Bedroom 2

10' 3" max x 8' 2" max ( 3.12m max x 2.49m max )

### Bathroom

8' 5" max x 6' 8" max ( 2.57m max x 2.03m max )

### Agent's Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

### Agent's Note:

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is a relative of an Employee of the Connells Group of companies.

### Agent's Note:

The property is currently under shared ownership with 75% ownership by the seller. Places For People Housing Association would need to be contacted to ensure any criteria are met by the interested party.

## Welcome to

### St. Georges Walk, Hull

- 2 BED GROUND FLOOR FLAT
- PEACEFUL LOCATION
- LOCATED CLOSE TO LOCAL AMENATIES & TRANSPORT LINKS
- ON-SITE PARKING FOR RESIDENTS
- SPECIFICALLY FOR OVER 55s

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1656.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

### Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

# £57,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR123845](http://williamhbrown.co.uk/Property/HDR123845)



Property Ref:  
HDR123845 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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