



## 8A Avenues Court, Princes Avenue, Hull, HU5 3DJ

### Asking Price £250,000



#### INVESTMENT PROPERTY FOR SALE

Welcome to Avenues Court, located on the charming Princes Avenue in Hull. This impressive block of flats offers a unique opportunity for both investors and families seeking a spacious living environment. The property spans an impressive 1,001 square feet and was built in 1974, showcasing a blend of classic design and modern convenience.

The ground floor features a well-appointed one-bedroom furnished flat, perfect for individuals or couples looking for a comfortable and stylish living space. The first floor boasts a generous three-bedroom furnished duplex, ideal for families or those who desire extra room for guests or a home office. Each flat is designed to maximise space and light, creating a welcoming atmosphere throughout.

A key highlight of this property is the private off-street parking, providing convenience and peace of mind for residents. The two reception rooms offer versatile spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet evenings at home.

Ground floor 1-bedroom flat is currently rented at £650pcm and the 3-bedroom flat is rented for £900pcm, offering a total gross income of £18,600 per annum.

In summary, Avenues Court is a remarkable property that combines spacious living with a desirable location. Whether you are looking to invest or find your next home, this block of flats is certainly worth considering.

#### VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 65      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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.