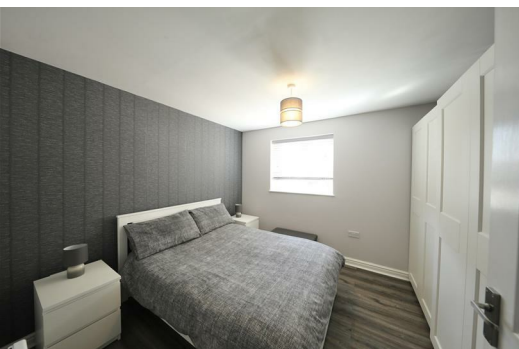




SYMONDS + GREENHAM

Estate and Letting Agents



10 Staunton Park, Hull, HU7 3GB **£122,500**

Situated on the popular Staunton Park in Kingswood, this stylish and spacious two-bedroom apartment offers modern living in a highly convenient location — perfect for first-time buyers, downsizers, or investors alike.

Beautifully designed throughout, the property features a superb open-plan kitchen and dining space, ideal for both everyday living and entertaining, complemented by a separate, generously sized lounge providing a relaxing retreat.

The apartment boasts two well-proportioned double bedrooms, including an impressive primary bedroom complete with a sleek en suite, while a contemporary main bathroom serves the second bedroom and guests with ease.

Externally, the property benefits from a designated parking space to the rear, adding further practicality to this fantastic home.

Offering a perfect blend of space, style and location, this is a superb opportunity to secure a move-in ready apartment in one of Kingswood's most sought-after areas.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

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

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.

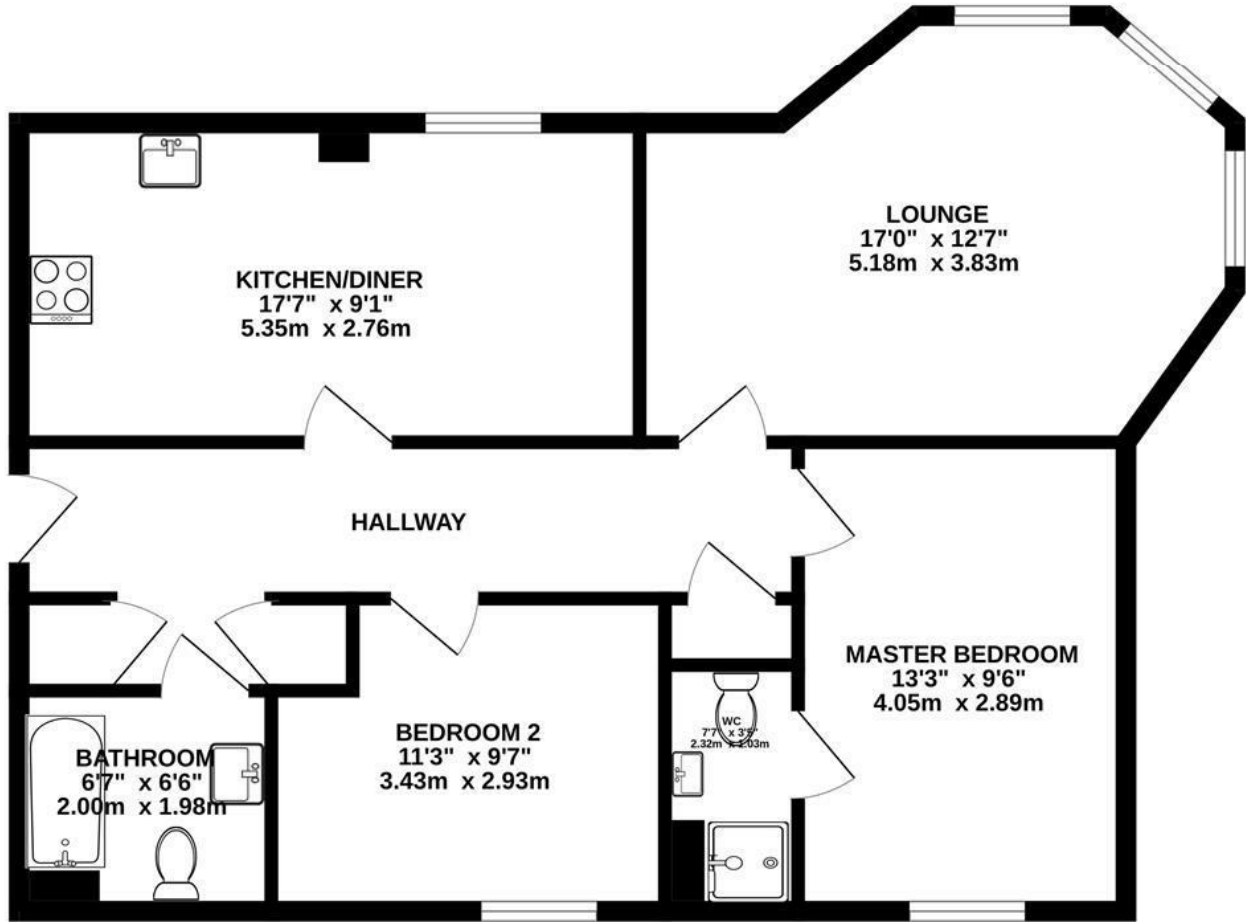
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.

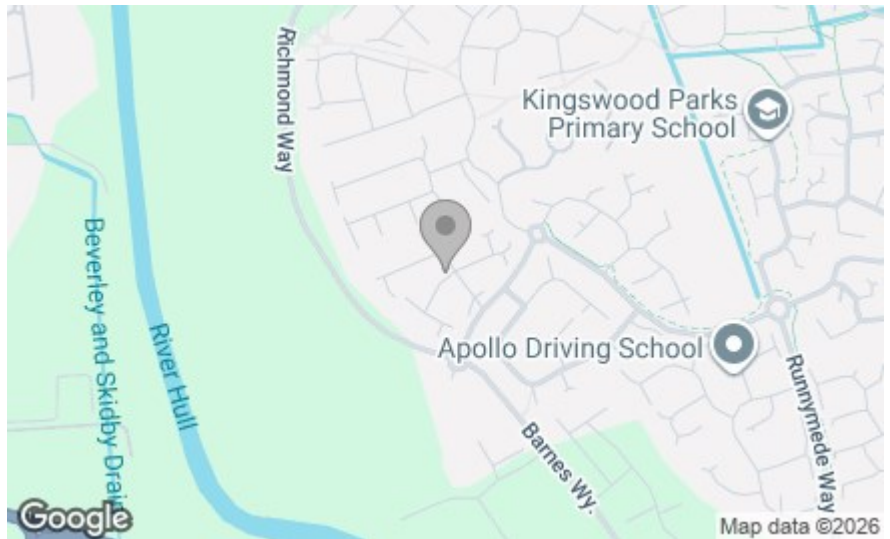
FIRST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.

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	
(82 plus) A	
(81-81) B	
(69-80) C	
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-81) 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