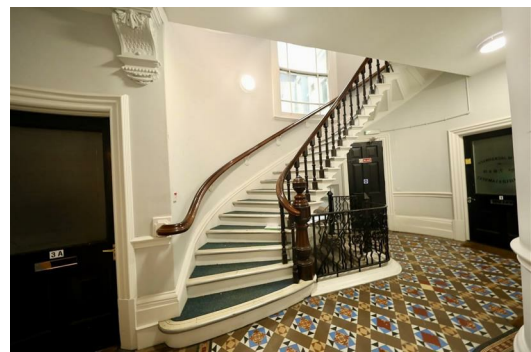




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **Flat 3b Victoria Chambers, Bowlalley Lane, Hull, HU1 1XR** **£70,000**

ONE BEDROOM GROUND FLOOR APARTMENT - WELL PRESENTED THROUGHOUT - FANTASTIC CENTRAL LOCATION - IN THE HEART OF THE OLD TOWN - CLOSE TO LOCAL AMENITIES

Located on the picturesque Bowlalley Lane, right in the heart of Hull's historic Old Town, this delightful apartment offers the perfect opportunity to enjoy vibrant city centre living. Surrounded by cobbled streets, boutique shops, pubs, restaurants and cafés, everything you could need is just a short stroll away. Paragon Interchange is also within easy reach, providing excellent transport links across the region.

Set within a characterful and charming building on Bowlalley Lane, the apartment comprises a welcoming front porch, a comfortable bedroom, an open plan kitchen and living area and a modern bathroom. It's ideal for anyone looking for a stylish and convenient central base.

To the basement level, there's a communal laundry area with coin operated washing machines and tumble dryers for added convenience.

A perfect blend of character, comfort and location — this lovely Old Town apartment offers an exceptional opportunity to enjoy Hull's city centre lifestyle at its best.

BOOK YOUR VIEWING NOW

### **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 A

### **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.

### **TENURE**

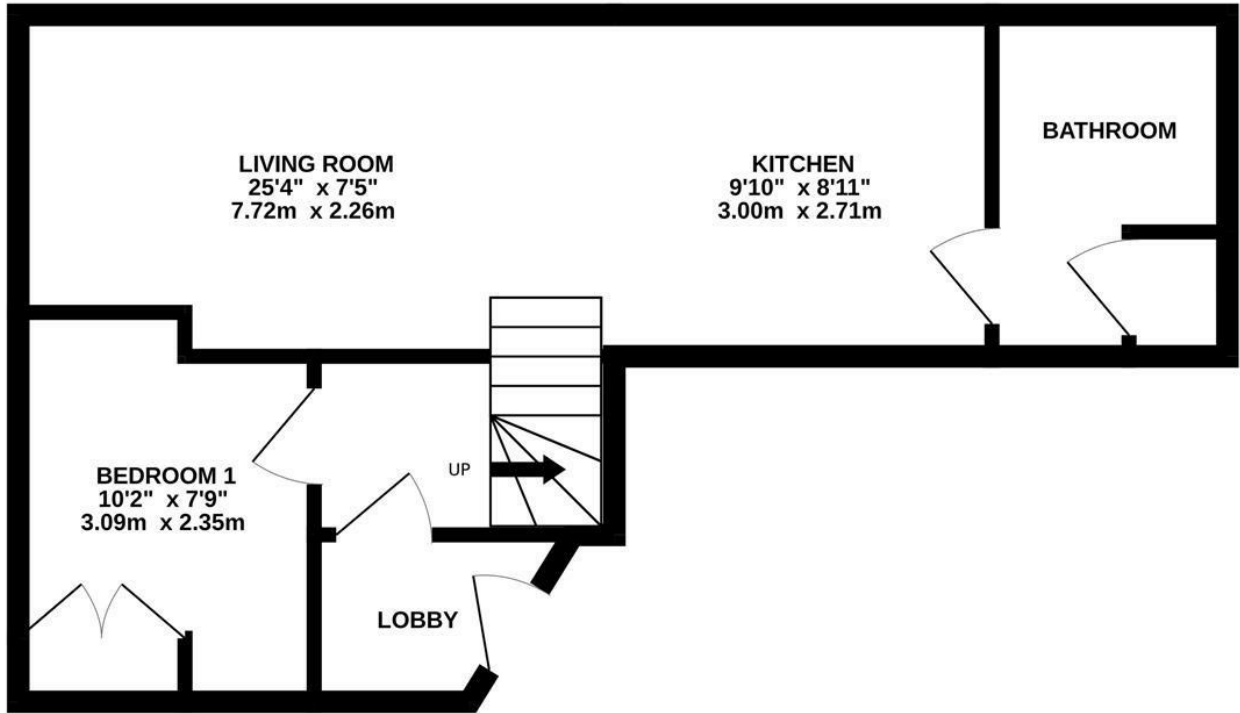
Symonds + Greenham have been informed that this property is Leasehold.

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

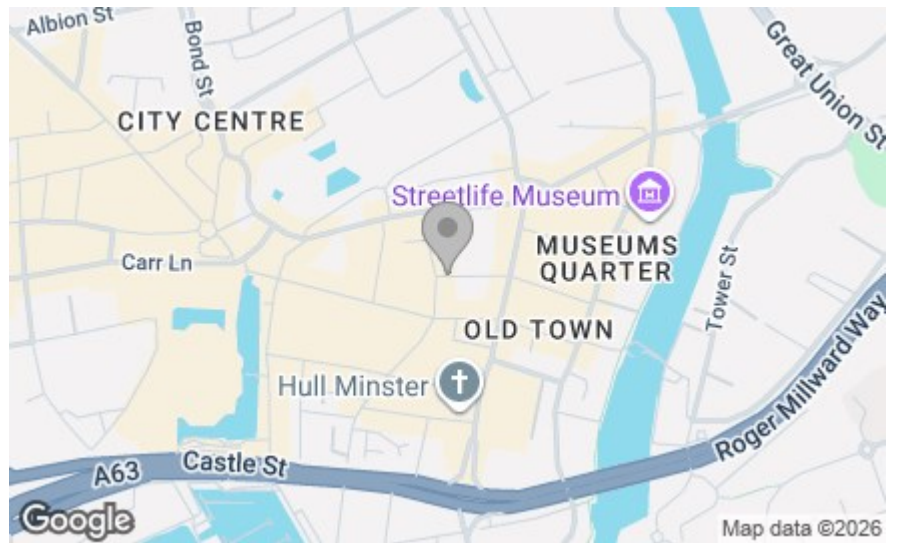
### **VIEWINGS**

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	
(82 plus) A	78
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	78
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC