



Chandlers Court

Victoria Dock, Hull

Offers Over £90,000

 **WIGWAM**

Chandlers Court

Victoria Dock, Hull

- 2-bedroom ground-floor apartment
- En-suite for master bedroom
- Allocated parking space
- Available with no chain
- Popular residential location
- EPC – C

Welcome to this newly decorated two-bedroom ground-floor apartment, offering a perfect blend of comfort and practicality in a sought-after residential development.

The property is finished to a high standard throughout, featuring a spacious living area that is flooded with natural light, creating a warm and inviting atmosphere.

The modern kitchen is well-equipped with integrated appliances and ample storage.

The master bedroom benefits from a stylish en-suite shower room, while the second bedroom provides flexible space for guests, a home office, or a nursery.

A contemporary family bathroom adds further convenience.

The allocated parking space ensures peace of mind and easy access, while the secure entry system provides a sense of safety and privacy.



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Step outside and you will find well-maintained communal gardens that offer a tranquil setting for relaxation and socialising.

Ideally located, the property is within easy reach of local amenities, including shops, cafes, and excellent transport links, making commuting and daily errands effortless.

Whether you are looking for your first home, a smart investment, or a comfortable place to downsize, this property offers a wonderful opportunity to enjoy modern living in a welcoming and well-connected location.

For investors - we estimate this property will achieve £775 per month. This would be a gross annual yield of 10.33%.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





Living room

12' 1" x 11' 3" (3.68m x 3.44m)

With carpet, heater, bay window, and door way to the kitchen.

Kitchen

6' 5" x 10' 4" (1.95m x 3.16m)

With laminate flooring, kitchen units and laminate flooring with tiled surround, electric hob, integrated oven and extractor fan, 1.5 bowl sink, and window.

Bathroom

6' 6" x 6' 6" (1.97m x 1.97m)

With laminate flooring, half tiled wall, bath, wash basin on pedestal, toilet, and towel radiator.

Bedroom 1

13' 9" x 10' 6" (4.20m x 3.20m)

With carpet, heater, window, and en-suite.

En-suite

5' 2" x 5' 10" (1.58m x 1.79m)

With laminate flooring and tiled surround, shower cubicle, toilet, wash basin, and towel radiator.

Bedroom 2

8' 6" x 8' 1" (2.58m x 2.46m)

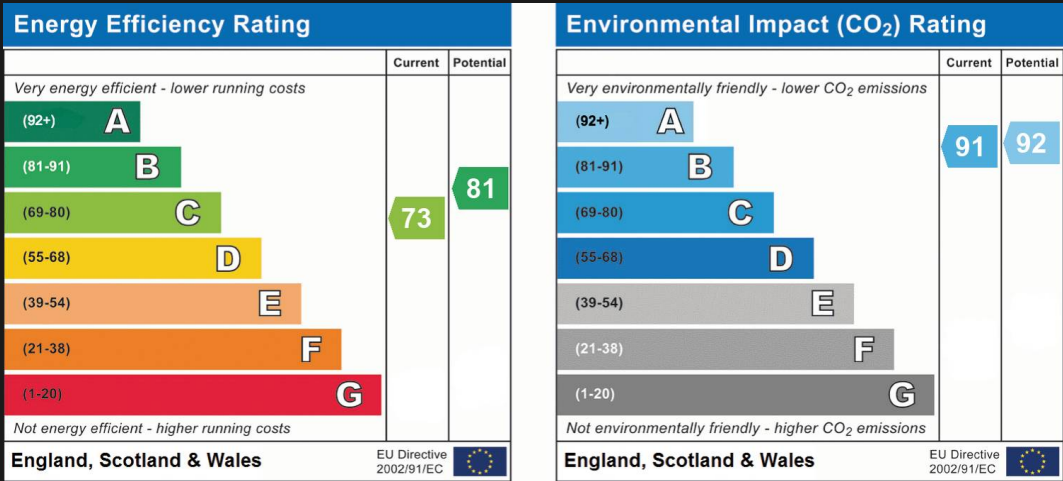
With carpet, heater, and window.



Allocated parking

1 Parking Space

The property comes with a dedicated parking bay.





This floor plan is provided without warranty of any kind. All measures have been taken to ensure quality and accuracy, however we disclaim any warranty including, without limitation, satisfactory quality or accuracy of dimensions.



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Block A, Unit 7B, Flemingate, Beverley - HU17 0NQ

01482505152 • hello@wigwamhomes.co.uk • www.wigwamhomes.co.uk