



## Apartment 8 77-81 Wright Street

, Kingston Upon Hull, HU2 8JS

£86,000



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## Summary

Offered for sale with NO CHAIN and vacant possession is this smartly presented, two double bedroom top floor apartment, just a stones throw from the city centre.

Boasting an allocated parking space in a secure, electric gated car park plus double glazing and electric heating, the property briefly comprises; secure intercom entry system, stairs to all levels, private entrance hallway with storage, open plan lounge and kitchen, modern bathroom with a three piece suite and two double bedrooms with fitted wardrobes to the main bedroom.

Ideal for those looking to take the first step onto the property ladder or those looking for an investment in the city centre.

Viewing essential and can be arranged via our office!

## Communal Entrance

Communal entrance to the rear of the building with secure intercom entry. With stairs to all levels.

## Private Entrance Hallway

To the top floor, entrance via solid door. Hallway with intercom telephone, storage cupboard and access to all rooms.

## Lounge/ Kitchen/ Diner

21'5" x 14'2" max (6.53m x 4.33m max)

With two double glazed windows to the front. An open plan space opening into the kitchen with a

range of base and wall mounted units, laminated work surfaces with tiling to the splashback areas, inset stainless steel sink unit, inset electric hob with extractor over and built in electric oven. With vinyl flooring in the kitchen area and carpet flooring in the lounge area, electric wall mounted radiator.

## Bedroom One

13'0" x 8'6" (3.98m x 2.60m)

A double bedroom with double glazed window to the rear, fitted wardrobes with sliding doors, carpet flooring and electric heater.

## Bedroom Two

9'11" x 8'2" (3.04m x 2.50m)

Second double bedroom with double glazed window to the rear, carpet flooring and electric radiator.

## Bathroom

9'9" x 6'5" (2.98m x 1.96m)

Fitted with a modern three-piece suite in white, comprising, panelled bath with shower over, sink inset within vanity unit comprising storage and low level WC. With tiling to the splashback areas, electric heated towel rail and cupboard housing the electric water boiler.

## Outside

Externally, there is a secure car park to the rear of the property, accessed via electric gates.

## Council Tax Band

We have been advised the property is council tax band B, payable to Hull City Council.

## ADDITIONAL INFORMATION

Tel: 01482 322411

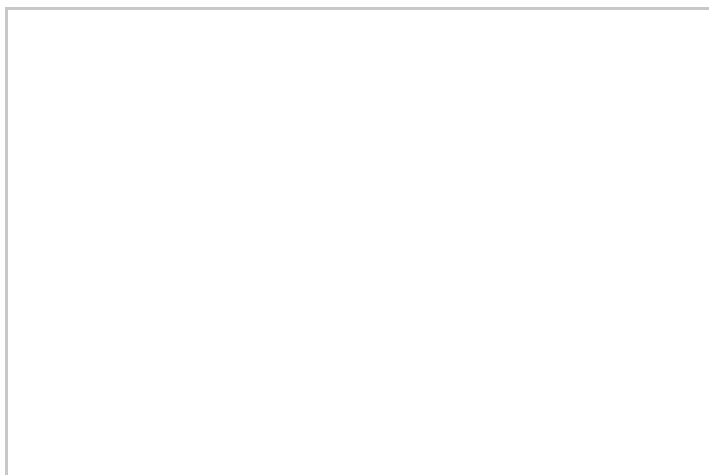
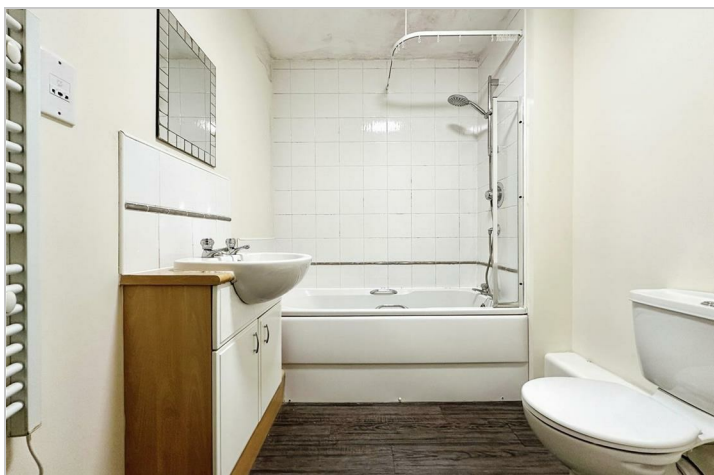
Tenure:  
Leasehold - 155 years from 1 January 2005.

Service Charge:  
£1828.92 pa

Ground Rent:  
£160 pa

Disclaimer:  
Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

All services/appliances have not and will not be tested.



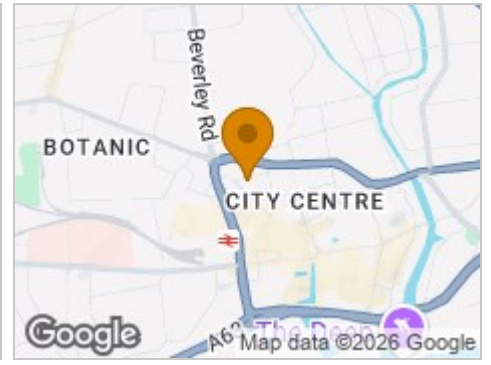
## Road Map



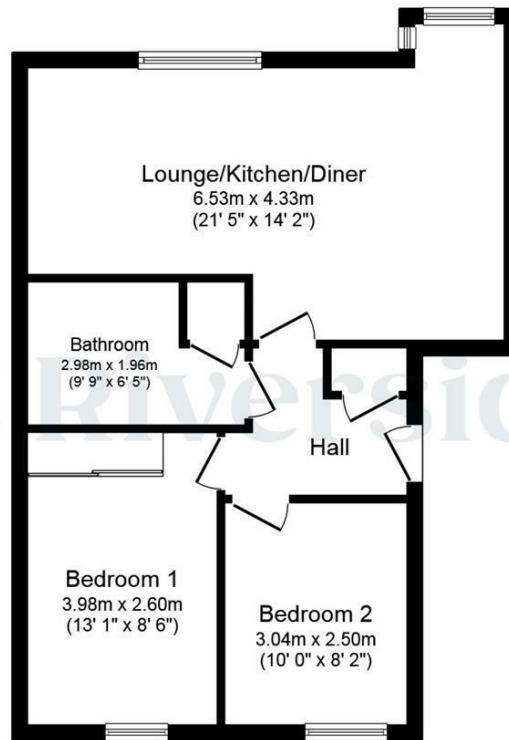
## Hybrid Map



## Terrain Map



## Floor Plan



### Floor Plan

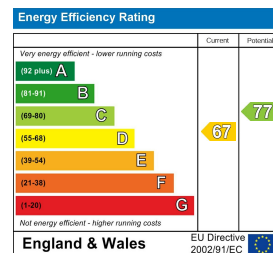
Total floor area 52.4 sq.m. (564 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.