SYMONDS + GREENHAM

Estate and Letting Agents









37 City Exchange Lowgate, Hull, HU1 1AA
£195,000

LUXURY CITY CENTRE LIVING AT ITS FINEST, THIS STUNNING TWO-BEDROOM PENTHOUSE APARTMENT FEATURES A SPECTACULAR 39FT BALCONY WITH PANORAMIC ROOFTOP VIEWS, MASTER EN-SUITE, TWO SECURE PARKING SPACES, LARGE AUXILIARY STORAGE ROOM, AND A PRIME LOCATION WITHIN HULL'S PRESTIGIOUS CITY EXCHANGE DEVELOPMENT.

Welcome to this exquisite two-bedroom penthouse apartment located in the vibrant Lowgate area of Hull, within the prestigious City Exchange development. This stunning property epitomises luxury city centre living, boasting a spectacular 39ft balcony that offers panoramic rooftop views, perfect for enjoying the sights of the city.

As you enter this remarkable flat, you will find a spacious lounge that features patio doors leading directly to the impressive balcony, creating a seamless indoor-outdoor living experience. The apartment comprises two generously sized double bedrooms, including a master en-suite that ensures both comfort and privacy. The elegantly designed family bathroom caters to all your needs, enhancing the overall appeal of this home.

The fitted kitchen is a delight for culinary enthusiasts, equipped with integrated appliances that make cooking a pleasure. The large hallway adds to the sense of space, while additional storage options ensure that your living area remains tidy and clutter-free. Furthermore, the property includes a large auxiliary storage room, which is a versatile space as well as providing ample space for all your belongings. For those with vehicles, the penthouse offers two secure parking spaces within a gated area, providing both convenience and peace of mind. The apartment is heated by electric heaters and benefits from full double glazing, ensuring a warm and inviting atmosphere throughout the year.

Situated just a short stroll from Hull Paragon Bus and Train Station, commuting is made effortless. With a plethora of local amenities right at your doorstep, this property truly embodies the essence of urban living.

CENTRAL HEATING
The property has the benefit of electric central heating (not tested).

COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band "E"

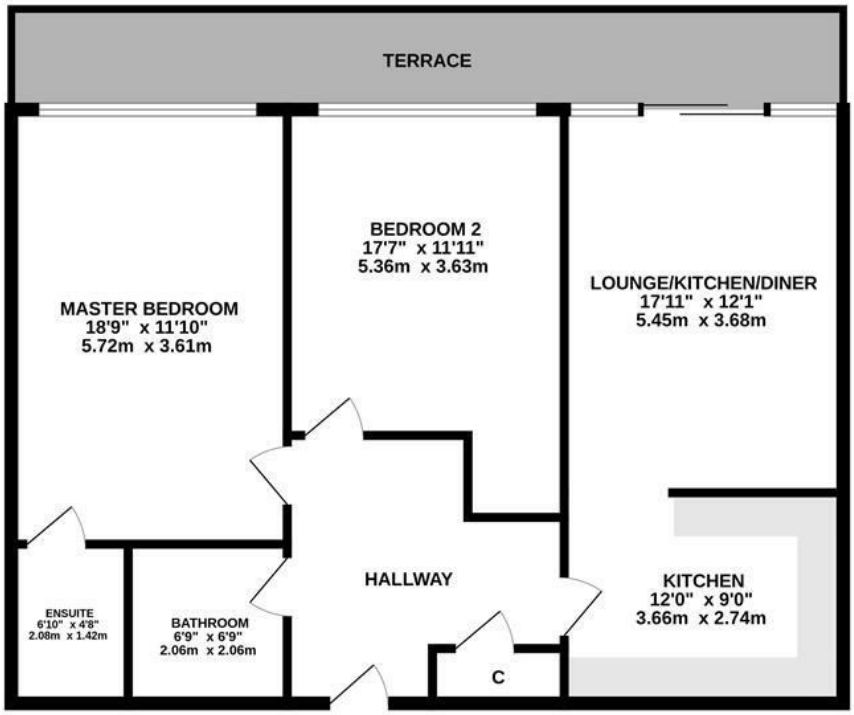
DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING
The property has the benefit of double glazing.

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.

TENURE
Symonds + Greenham have been informed that this property is Leasehold.
Ground Rent - £45.15 PA
Service Charge - £570.41 PM
Length of Lease - 123 Years remaining from July 2002 - Dec 2149
If you require more information on the tenure of this property please contact the office on 01482 444200.

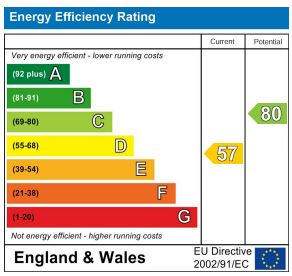
GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.

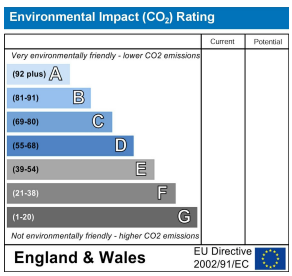


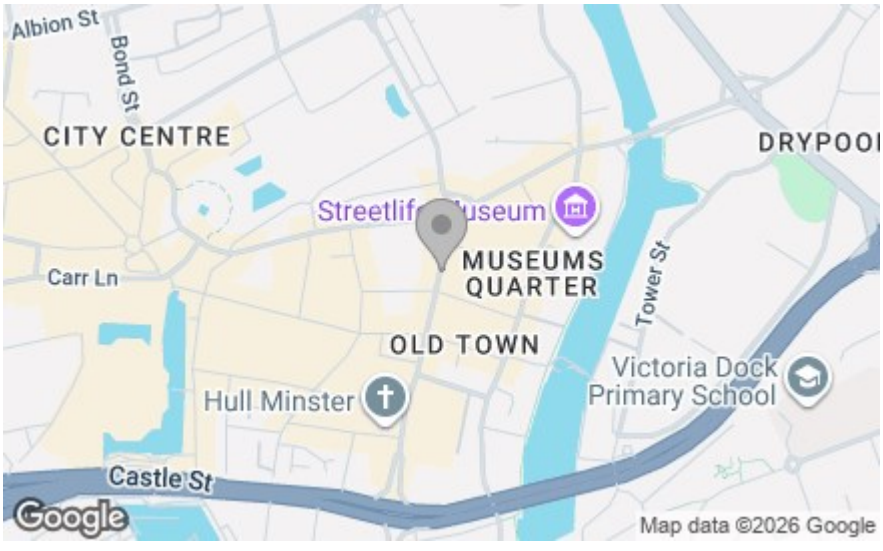


TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

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.
Made with Metropix ©2026







SYMONDS + GREENHAM
Estate and Letting Agents

412 Cottingham Road, Hull, HU6 8QE
Tel: 01482 444 200
headoffice@symondsandgreenham.com