



## Stable Block 50 Pearson Park

, Hull, HU5 2TR

Guide price £350,000



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## Ground Floor

### Communal Hallway

Communal hallway with access to the two ground floor flats and the staircase to upper floor.

### Apartment 6:

#### Hallway

#### Open Plan Lounge/Kitchen

Open plan living space and kitchen fitted with a range of base and wall mounted units, inset stainless steel sink, inset hob and extractor over and built in oven below.

#### Bedroom

Generous double bedroom

#### Shower Room

Fitted with a three-piece suite in white, comprising low level WC, shower cubicle and pedestal sink unit.

### Apartment 7:

#### Hallway

#### Open Plan Lounge/ Kitchen

Open plan living space and kitchen fitted with a range of base and wall mounted units, inset stainless steel sink unit, inset hob and extractor above and built in oven below.

#### Bedroom

Generous double bedroom.

#### Shower Room

Fitted with a three-piece suite in white, comprising low level WC, shower cubicle and pedestal sink unit.

## First Floor:

### Apartment 8:

#### Hallway

#### Open Plan Lounge/ Kitchen

Open plan living space and kitchen fitted with a range of base and wall mounted units, inset stainless steel sink unit, inset hob and extractor above and built in oven below.

#### Bedroom

Generous double bedroom.

#### Shower Room

Fitted with a three-piece suite in white, comprising low level WC, shower cubicle and pedestal sink unit.

### Apartment 9:

#### Hallway

#### Open Plan Lounge/ Kitchen

Open plan living space and kitchen fitted with a range of base and wall mounted units, inset stainless steel sink unit, inset hob and extractor above and built in oven below.

#### Bedroom

Generous double bedroom

#### Shower Room

Fitted with a three-piece suite in white, comprising low level WC, shower cubicle and pedestal sink unit.

### Externally

Externally is a gravelled communal car park with allocated space for each flat. Benefitting from a shared, low maintenance courtyard with brick built BBQ and cooking facilities and space for ample seating.

### Council Tax

We have been advised that all apartments within this block are Band A, payable to Hull City Council.

### ADDITIONAL INFORMATION

Tenure:

Leasehold - 999 years\*

Service Charge:

TBC\*

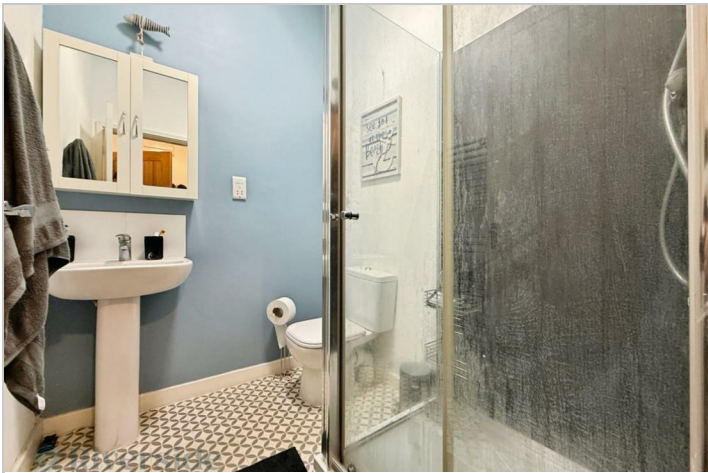
Ground Rent:

£0\*

\*Please note, the sellers currently own the freehold of the entire building and the lease and terms are still being finalised. For further information, please contact our office.

### Disclaimer:

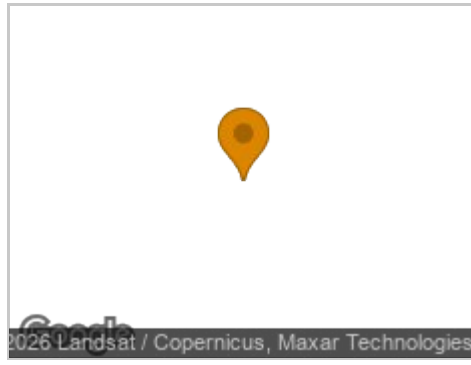
Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



## Hybrid Map



## Terrain Map



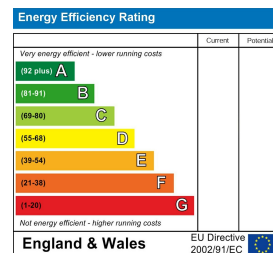
## Floor Plan



## 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



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