



68 Lambwath Hall Court, Hull, HU7 4WN

Offers Over £60,000

Urban Property presents this lovely two bedroom top floor apartment with No Chain Involved. Benefiting from having a private car parking space, en suite to master bedroom and open views. Briefly comprising of a secure entrance door with intercom system...

Full description

A beautifully presented top-floor apartment situated to the east of the city, offering an ideal opportunity for investors, first-time buyers or busy professionals alike. Stylishly finished in a modern, contemporary style, the apartment feels bright and spacious throughout.

The accommodation includes a secure communal entrance with intercom system, a welcoming L-shaped hallway, and a generous open-plan lounge and dining area with French doors leading to a Juliette balcony—perfect for enjoying the open views across the nearby playing fields. The modern fitted kitchen is well-equipped with integrated appliances including an oven, hob, and extractor, along with plumbing for both a dishwasher and washing machine.

There are two bedrooms, the main bedroom featuring two fitted wardrobes and a stylish en suite shower room. The second bedroom offers flexibility as a guest room, home office, or dressing room. A modern bathroom with a white suite and heated towel rail completes the interior.

Externally, the property benefits from well-maintained communal gardens and an allocated parking space, with additional visitor parking available.

This property would make an excellent purchase for investors or first-time buyers seeking a ready-to-move-in home with great views and a convenient location. The potential rental income for this property is around £7800 per annum. Internal viewing is highly recommended.

Room Details

Communal Entrance – Accessed via a secure intercom entry system with staircase to the upper floors.

Entrance Hall – L-shaped hallway providing access to all main rooms.

Lounge / Dining Area (4.80m x 3.90m) – Bright and airy living space with window to the side aspect and French doors opening onto a Juliette balcony overlooking open views.

Kitchen (3.90m x 2.00m) – Fitted with a range of modern wall and base units, laminate work surfaces, and stainless steel sink with mixer tap. Integrated electric oven, hob, and extractor fan. Space and plumbing for washing machine and dishwasher. Ceiling spotlights.

Bedroom One (3.36m x 2.72m) – Front-facing window,

two fitted wardrobes, and access to the en suite.

En Suite – Comprising enclosed shower, wash basin, and low-level dual flush WC. Part-tiled walls and heated towel rail.

Bedroom Two (2.85m x 1.95m) – Rear-facing window; ideal as a second bedroom, home office, or dressing room.

Bathroom – Modern white suite including panelled bath, wash basin, and dual flush WC. Part-tiled walls and heated towel rail.

External – Attractive communal gardens with pleasant outlook over adjoining playing fields. Allocated parking space to the front with additional visitor parking.

Additional information

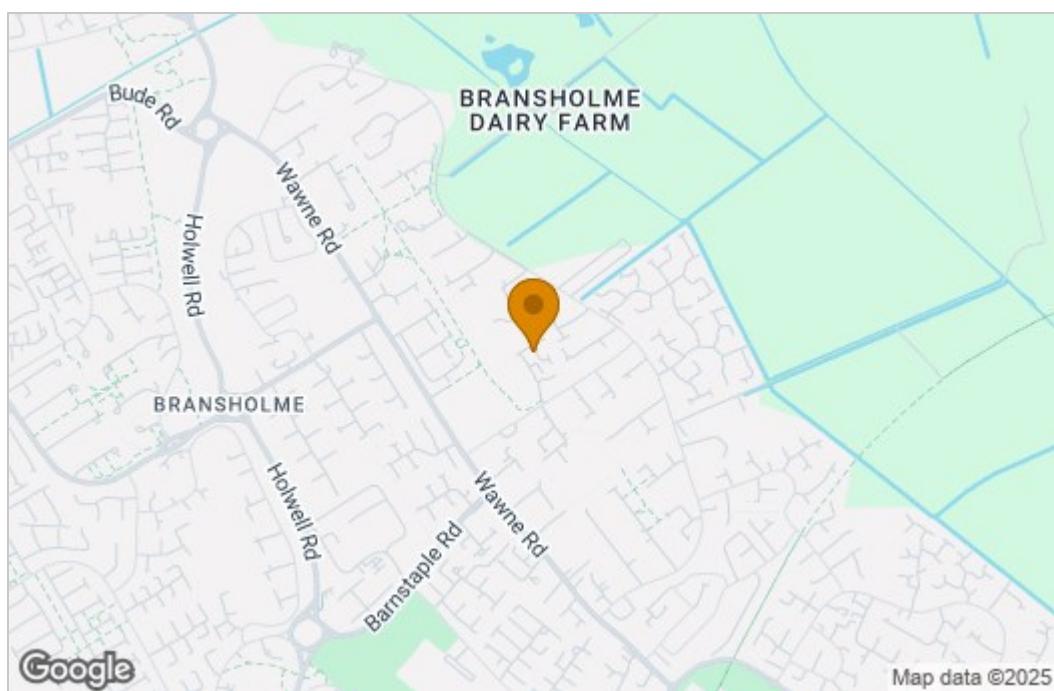
Lease - 105 years remaining

Service charge - £519.60 per quarter (Anthem Management)

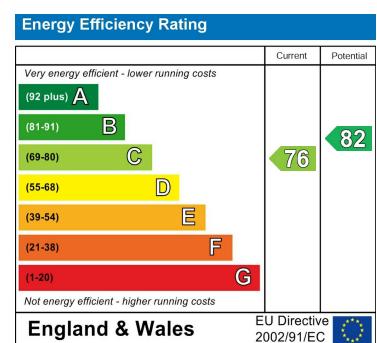
Ground rent - £150 per year (Simarc)

Floor Plan

Area Map



Energy Efficiency Graph



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