



# Riverside



**Apartment 8, Samman House 4 Bowlalley Lane  
, Hull, HU1 1XR**

**Guide price £90,000**



Inviting offers between £90,000 to £95,000.

Situated within the cobbled street of Hull's historic Old Town is Samman House, the former Chamber of Commerce and Shipping building. This top floor, one bedroom apartment is offered for sale with no onward chain and vacant possession.

Boasting open plan living with a modern fitted kitchen, modern bathroom and large double bedroom.

Close to all the amenities you would expect for city centre living, including a range of bars and restaurants, shops, leisure activities and transport links.

Ideal for first time buyers and investors alike, early viewing encouraged and can be arranged via our office!



## Communal Entrance

Communal entrance to the front with secure intercom system, bike storage racks and staircase to upper floors.

## Entrance Hallway

Situated on the second floor (top), entry into the private hallway via solid panelled door, with large storage cupboard and laminate flooring continuing into:

**Open Plan Lounge & Kitchen 17'2" x 14'9" max (5.24m x 4.51m max)**

A generous open plan room with windows to the front, ample space for seating, dining area and the kitchen is fitted with a range of base and wall mounted units, contrasting laminated work surface with matching upstands, inset stainless steel sink unit, inset electric hob with extractor over and built in electric oven and integrated fridge.

**Bedroom 11'1" x 11'5" (3.39m x 3.50m)**

A double bedroom with window to the front, carpet floor covering, radiator and access to the:

**Bathroom 8'3" x 3'9" (2.52m x 1.16m)**

A modern suite comprising, walk in shower cubicle with thermostatic shower control, pedestal sink unit and low level WC. With extensive tiling to the walls and floor plus a wall mounted heated towel rail.

## Council Tax Band

We have been advised that the property is Council Tax band A.

## ADDITIONAL INFORMATION

Tenure:

Leasehold - 150 years from 20 August 2014

Service Charge:

£1051.76 Per Annum (paid quarterly at £262.94)

Ground Rent:

£100 Per Annum

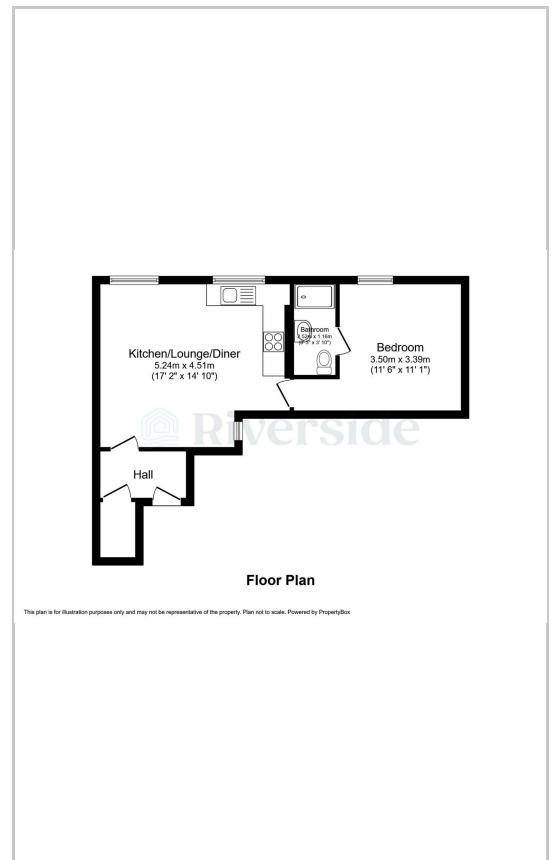
## Disclaimer:

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.

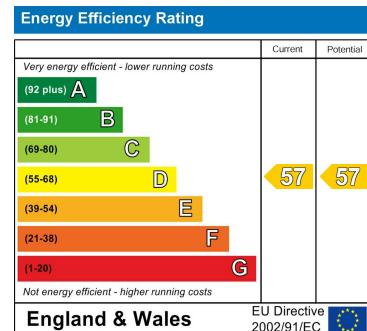
## Area Map



## Floor Plans



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.