



2 Reed Street

, Hull, HU2 8BL

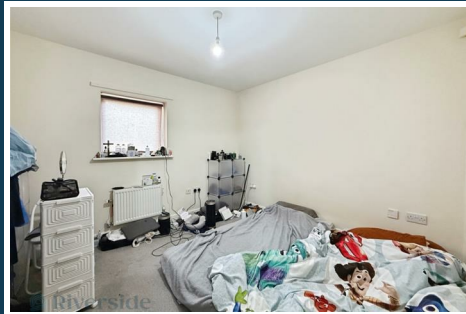
Offers over £75,000



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Summary

Offered for sale exclusively to landlords is this well proportioned, two bedroom, ground floor apartment in Hull City Centre. Sold with tenant in situ, currently paying £525 pcm, this property is ideal for landlords looking to add to their portfolio but would also suit those starting out on their investment journey.

Built in 2007, the property benefits from 180 years remaining on the lease and a 'C' rating on the Energy Performance Certificate (EPC).

Briefly comprising, to the ground floor: secure entry via intercom system and communal entrance, The apartment has its own private hallway with access to all room and a large storage cupboard, open plan lounge/ kitchen, two bedrooms and the bathroom with a three-piece suite, including a bathtub.

Ideally located in Hull City Centre, close to all local amenities including Paragon bus/train station, shops, bars, restaurants and transport links.

Viewing is highly recommended and can be arranged via our office.

Communal Entrance

Secure entrance via communal door with intercom system

Hallway

Access via solid door into private hallway with access to all rooms and a large storage cupboard.

Lounge/ Kitchen

18'1" x 14'0" max (5.53m x 4.28m max)

With double glazed window to the front with carpet flooring and radiator to living area. Kitchen fitted with a range of base and wall mounted units, inset stainless steel sink, inset four-ring electric hob with extractor over and built in oven below.

Bedroom One

10'10" x 9'10" (3.31m x 3.01m)

A generous double bedroom with double glazed window, carpet flooring and radiator.

Bedroom Two

8'10" x 7'8" (2.71m x 2.34m)

With double glazed window to the front, carpet flooring and radiator.

Bathroom

8'4" x 4'5" (2.55m x 1.35m)

Fitted with a three-piece suite in white, comprising panelled bath with shower over, pedestal sink unit and low level WC. With heated towel rail and tiling to splashback areas.

Council Tax Band

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

ADDITIONAL INFORMATION

Tenure:

Leasehold - 199 years from 23 April 2007 less 1 day

Service Charge:

£231 per quarter (£924 per annum).

Tel: 01482 322411

Ground Rent:
£125 per annum.

Road Map



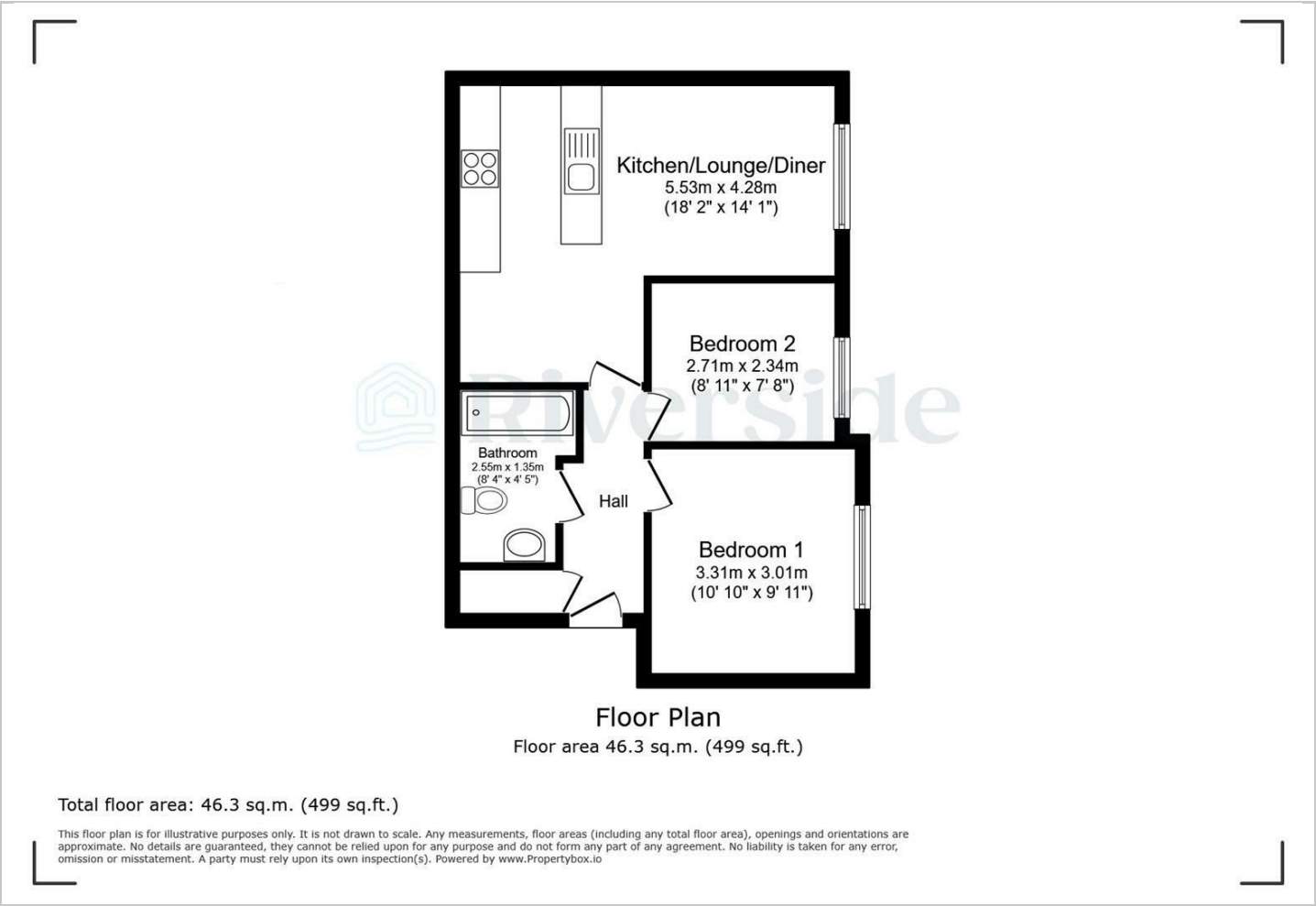
Hybrid Map



Terrain Map



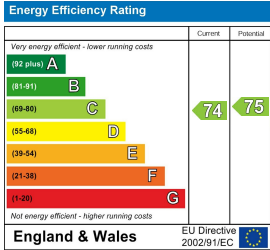
Floor Plan



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



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.