



6 Kingston Wharf Kingston Street
Hull, HU1 2ES

£138,000



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Ground Floor

Communal Entrance

With secure entry to the front with intercom system and staircase to all levels.

Top (2nd) Floor:

Hallway

Private entrance to the apartment via solid door. Hallway providing access to all rooms and storage cupboard.

Lounge

17'7" x 11'6" (5.36m x 3.53m)

With UPVC double glazed window to the size, UPVC Juliet balcony to the front providing stunning Marina views, feature fireplace, solid fitted storage unit with space for TV and providing a range of shelving, glass display cabinets and cupboards with full panelled doors. Finished with carpet flooring and radiator.

Kitchen

12'0" x 6'7" (3.66m x 2.01m)

With UPVC double glazed window to the front. Fitted with a range of modern base and wall mounted units, laminated worksurfaces with tiling to splashback areas, inset stainless steel sink unit, inset hob, built in oven and microwave and space for freestanding fridge/freezer and washing machine.

Bedroom One

11'8" x 11'6" (3.56m x 3.53m)

A spacious double bedroom to the rear with UPVC double glazed window, fitted wardrobes providing ample storage, carpet flooring and radiator.

Bedroom Two

8'9" x 8'5" (2.69m x 2.59m)

Second bedroom, also to the rear and currently used as a home office, with UPVC double glazed window, click vinyl flooring and radiator.

Bathroom

Fitted with a three-piece suite, comprising panelled bath with thermostatic shower over, sink with cupboard below and WC with concealed cistern. With full wall tiling, UPVC double glazed window and radiator.

Externally

Outside is a communal carpark with allocated bay, communal garden areas and direct access onto the Marina.

Council Tax Band

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

ADDITIONAL INFORMATION

Tenure:

Leasehold - 124 years from 20 April 1988

Service Charge:

£1,293.90 Per Annum which includes an annual ground rent of £25

Ground Rent:

Included in annual service charge

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.



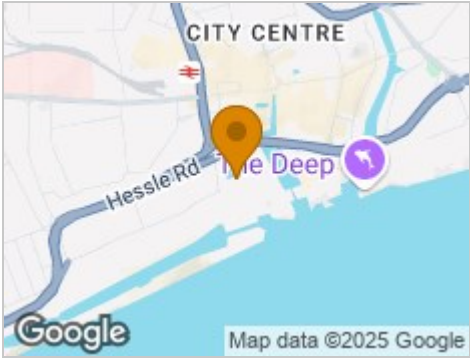
Road Map



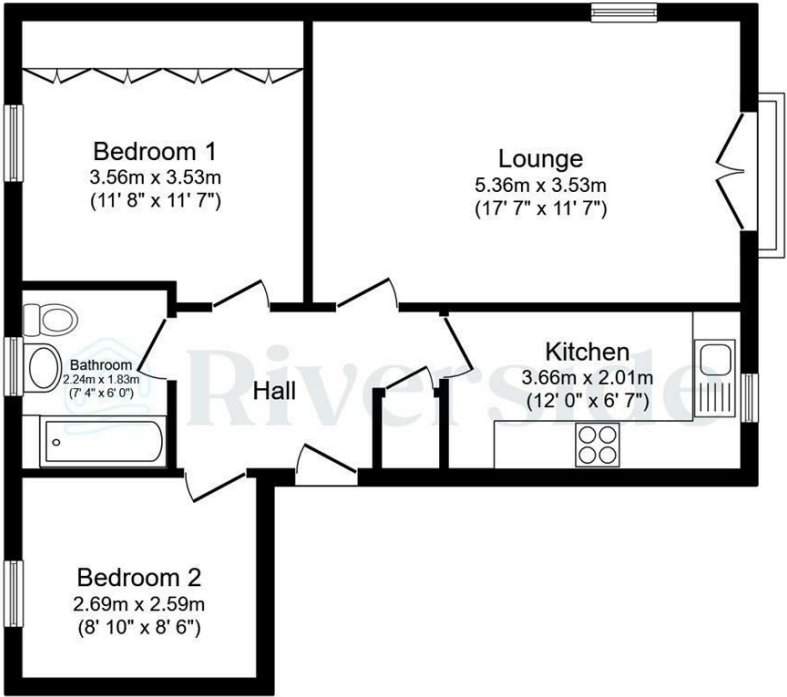
Hybrid Map



Terrain Map



Floor Plan



Floor Plan
Floor area 59.0 sq.m. (636 sq.ft.)

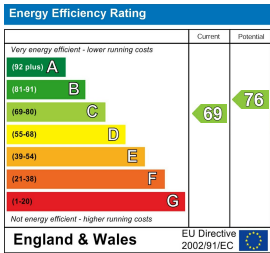
TOTAL: 59.0 sq.m. (636 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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