



# Riverside



28 Merchants Warehouse Robinson Row  
, Hull, HU1 2QX

Offers in the region of £85,000



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## Ground Floor:

### Communal Entry

Secure entry with intercom. Communal lobby with stairs and lift access to all floors.

## Top Floor:

### Hallway

Private entrance into the apartment via solid door. With storage cupboard and access to all rooms.

### Lounge/ Dining Room

23'7" x 14'6" max (7.19m x 4.42m max)

A bright and spacious room with multiple glazed windows flooding the space with natural light. Laminate flooring and storage heaters.

### Kitchen

11'6" x 5'10" (3.52m x 1.78m)

With glazed window overlooking to the atrium. Fitted with a range of base and wall mounted units, laminated work surfaces, inset stainless steel sink, freestanding cooker and extractor over and integrated fridge/ freezer.

### Bedroom

10'11" x 10'2" (3.34m x 3.12m)

Generous double bedroom with glazed window and cupboard for storage.

### Bathroom

7'1" x 5'9" (2.18m x 1.77m)

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

## Council Tax Band

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

## ADDITIONAL INFORMATION

### Tenure:

Leasehold - 189 years from 1 April 1986 (150 years remaining)

### Service Charge:

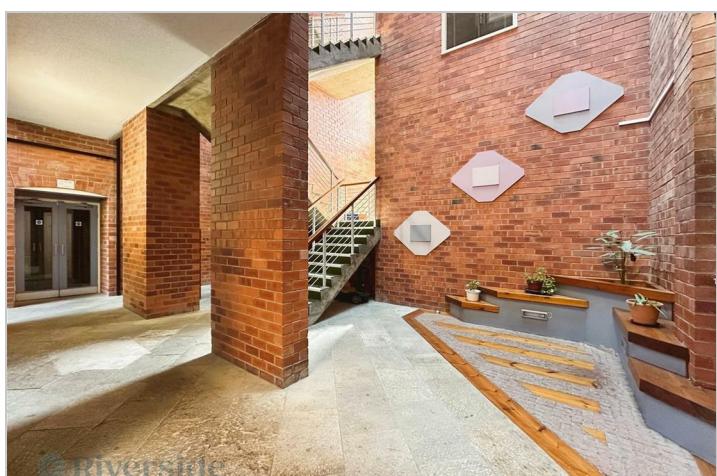
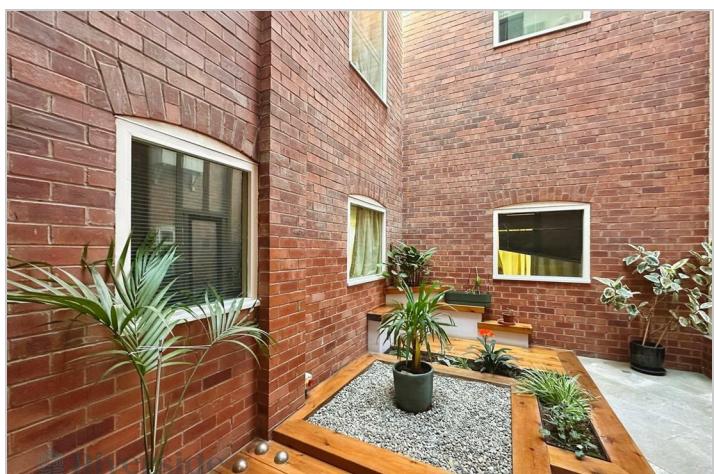
£180 Per Month

### Ground Rent:

£10 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.



## Road Map



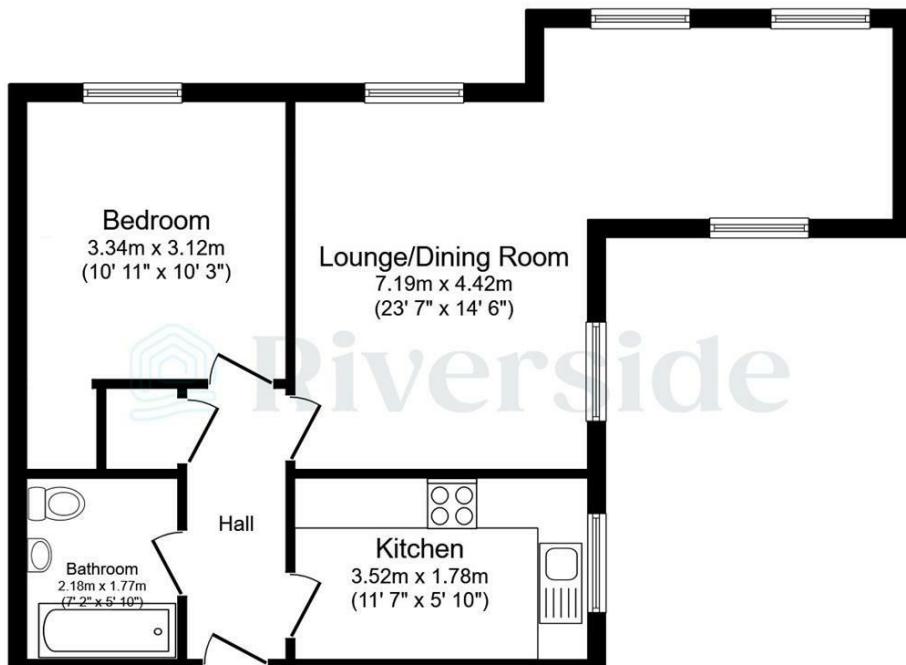
## Hybrid Map



## Terrain Map



## Floor Plan



Floor Plan

Floor area 54.1 sq.m. (582 sq.ft.)

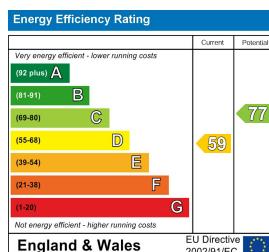
Total floor area: 54.1 sq.m. (582 sq.ft.)

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](http://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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.