



36 Chandlers Court

, Hull, HU9 1FB

Offers in the region of £95,000



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Communal Entrance

Accessed via a solid panel door with intercom entry system, the communal areas are well maintained and equipped with courtesy lighting, accessible meter cupboards and access to communal stairwells to subsequent floors.

Entrance Hallway

Entrance into the flat is on the second (top) floor via panelled door, ample storage provided via cupboards, carpet flooring and storage heater.

Lounge

14'11" x 11'3" (4.55m x 3.43m)

With a bay window to the front with UPVC double glazed window, carpet flooring, storage heater and access into:

Kitchen

10'3" x 6'5" (3.13m x 1.96m)

With UPVC double glazed window to the side. Kitchen fitted with a range of base and wall mounted units, complimenting worksurface, tiling to the splashback, inset stainless steel sink unit, inset four ring electric hob with extractor over and built in oven below plus space for free standing fridge freezer and washing machine and a plinth heater.

Bedroom One

13'7" x 9'1" (4.16m x 2.79m)

A double bedroom with two UPVC double glazed windows, carpet flooring, storage heater and access to:

En-suite

6'2" x 5'2" (1.88m x 1.58m)

Fitted with a three piece suite in white, comprising shower cubicle, hand wash basin and low level WC, plus chrome effect heated towel rail.

Bedroom Two

8'6" x 8'1" (2.60m x 2.48m)

Another generous bedroom with two UPVC double glazed windows, carpet flooring and storage heater.

Bathroom

6'5" x 6'4" (1.98m x 1.95m)

Fitted with a three piece suite in white; comprising panelled bath with shower over, pedestal sink and low level WC plus chrome effect heated towel rail.

Outside

Externally, there is a car park to the front with the property benefitted from its own allocated parking bay.

Council Tax Band

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

ADDITIONAL INFORMATION

Tenure:

Leasehold - 125 years from 1 January 2003

Service Charge:

£900 Per Annum

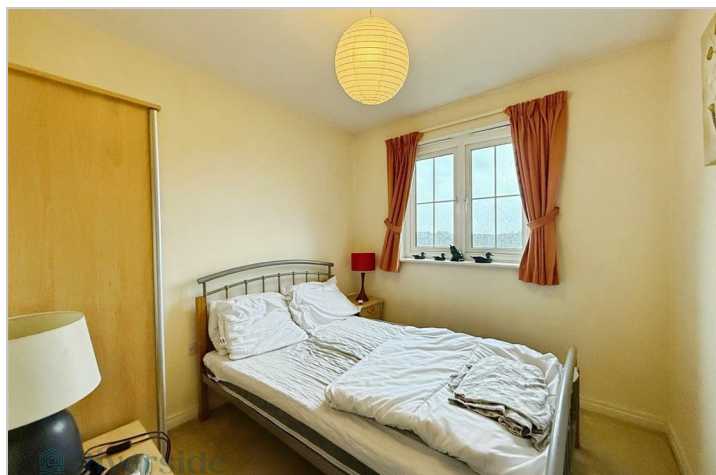
Ground Rent:

£150 Per Annum

Tel: 01482 322411

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



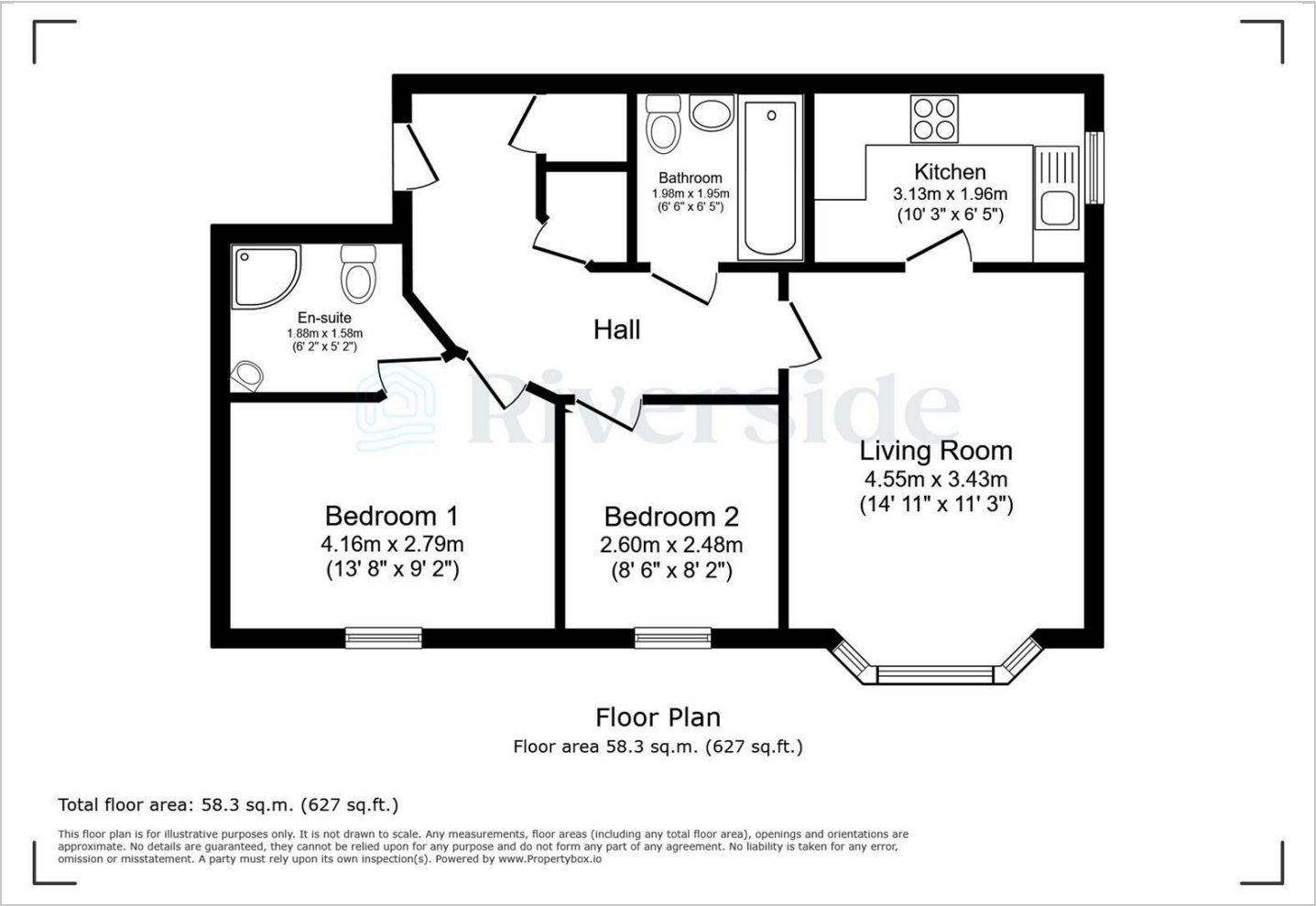
Hybrid Map



Terrain Map



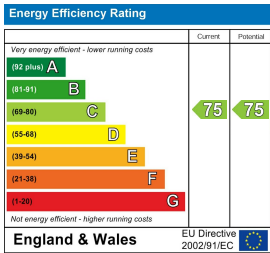
Floor Plan



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.