



## 39 Ha'penny Bridge Way

, Hull, HU9 1HD

£125,000



Immaculate Ground Floor Apartment – Victoria Dock, Hull

Welcome to this well presented ground floor apartment located on the ever-popular Victoria Dock – one of Hull's most sought-after residential areas. Perfectly positioned just moments from the picturesque waterfront, this stylish apartment offers peaceful surroundings with easy access to Hull city centre, the marina, and transport links.

Inside, the apartment is neutrally decorated throughout, offering a move-in ready home with well-planned living spaces. The modern kitchen includes range style cooker and ample room for dining. The spacious lounge is bright and inviting, while the two bedrooms are comfortable and well proportioned and the bathroom includes a modern three-piece suite.

The property also enjoys a water view and the front can be accessed directly from the French doors from the lounge. To the rear is allocated parking and additional visitor bays.

Viewing highly recommended and can be arranged via our office!



### Communal Entrance

With communal access to the front and rear via door with secure intercom access. The communal areas are well maintained and equipped with courtesy lighting, accessible meter cupboards and access to communal stairwells to upper floors.

### Entrance Hallway

Welcoming entrance into the apartment via panelled door. With access to all rooms and radiators.

### Lounge 16'0" x 11'3" (4.89m x 3.45m)

Bright and spacious lounge with UPVC double glazed window and UPVC French Doors out onto the slipway. With carpet flooring and radiator.

### Kitchen Diner 11'0" x 14'3" (3.37m x 4.36m)

With UPVC double glazed window. Kitchen fitted with a range of base and wall mounted units, laminated work surfaces, inset stainless steel sink, freestanding range style cooker with extractor over, plumbing for washing machine and space for other freestanding appliances. With vinyl flooring, space for dining table and radiator.

### Bedroom One 9'9" x 11'4" (2.98m x 3.46m)

Double bedroom with UPVC double glazed window overlooking the slipway, carpet flooring and radiator.

### Bedroom Two 8'7" x 11'1" (2.63m x 3.38m)

With UPVC double glazed window, carpet flooring and radiator.

### Bathroom 7'11" x 6'0" (2.42m x 1.83m)

Fitted with a three piece suite in white, comprising panelled bath with thermostatic shower over, pedestal sink unit and low level WC. With UPVC double glazed window, tiling to splashback areas, vinyl flooring and radiator.

### Externally

Externally, there is allocated parking with additional labelled visitor bays. To the other side of the building is a footpath along the Slip Way which can be directly accessed via the apartment.

### 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 July 1989 (88 years remaining)

Service Charge:

£1356 per annum

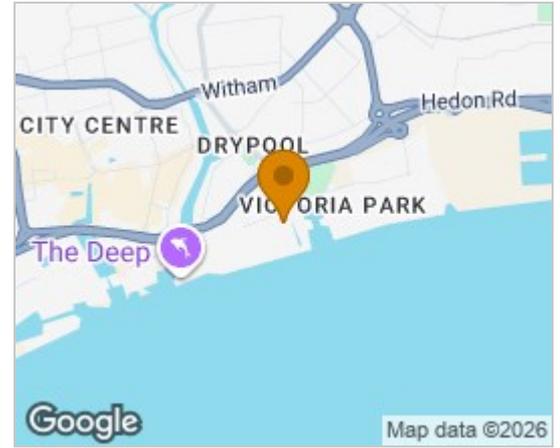
Ground Rent:

Peppercorn ground rent, included in service charge

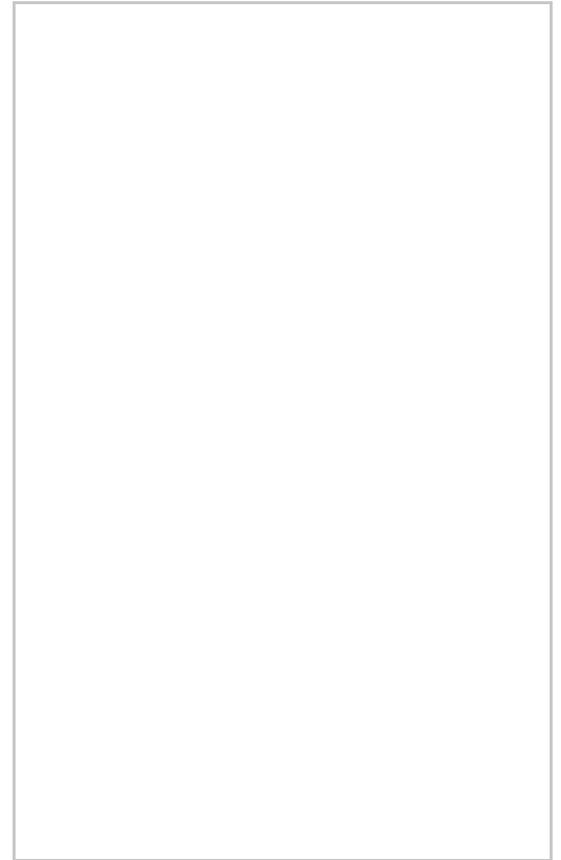
Disclaimer:

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.

### Area Map



### Floor Plans



### Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs |  |   |           |
| (92 plus) <b>A</b>                          |  |   |           |
| (81-91) <b>B</b>                            |  |   |           |
| (69-80) <b>C</b>                            |  |   |           |
| (55-68) <b>D</b>                            |  |   |           |
| (39-54) <b>E</b>                            |  |   |           |
| (21-38) <b>F</b>                            |  |   |           |
| (1-20) <b>G</b>                             |  |   |           |
| Not energy efficient - higher running costs |  |   |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC  |           |

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.

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