



Pilot Office 50 Queen Street
Hull, HU1 1UJ

£165,000



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External Approach

An imposing and impressive building located on the picturesque Victoria Pier with stunning views of the Estuary. Maintaining many of its original features, the building is accessed through a solid, period style door with pillared surround detail. Externally, there is permit parking available on-street.

Communal Entrance

Impressive entrance into this stunning building with Yorkshire stone flooring, private post boxes for each apartment and an carpeted original sweeping staircase to all floors. Access is via secure intercom system with CCTV to the apartment.

Open Plan Living kitchen

20'1" x 16'7" (6.13m x 5.08m)

A bright, airy and spacious room with lovely high ceilings, dual aspect sash windows with views onto the promenade and estuary, timber flooring and electric heating. With integrated BOSE multi-room entertainment system. Opening into the white high gloss kitchen with inset sink, electric hob and built in oven, integrated fridge, dishwasher and washing machine.

Bedroom

12'8" x 10'9" (3.88m x 3.29m)

A spacious double bedroom, stepped up from the living area, very boutique hotel style. With large sash window overlooking the promenade and estuary, fitted wall to wall wardrobes for storage, electric radiator and plush carpet flooring.

Bathroom

10'3" x 5'6" (3.13m x 1.69m)

Accessed directly from the bedroom area with glass screening and wall to floor natural, travertine marble, this luxury bathing space is beautifully appointed with a freestanding contemporary bath and wall mounted filler tap with a wall mounted, coiled towel warmer. A surface mounted hand basin and mixer tap are presented on a floating shelf with a mirrored cabinet above and shaver socket positioned close by.

A wet room shower enclosure with fixed head shower and opaque modesty glazing is neighboured by the toilet cubicle. A pivot, opaque glazed door gives access to the cubicle with a contemporary, low level flush WC. Extractor. BOSE audio system continues throughout the bedroom and bathing area completes the luxurious finish to this unique apartment.

Council Tax Band

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

ADDITIONAL INFORMATION

Tenure:

Leasehold - 125 years from 15 September 2006

Service Charge:

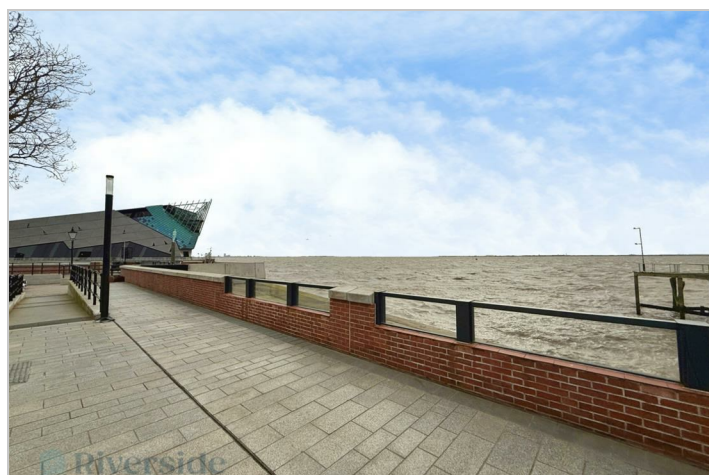
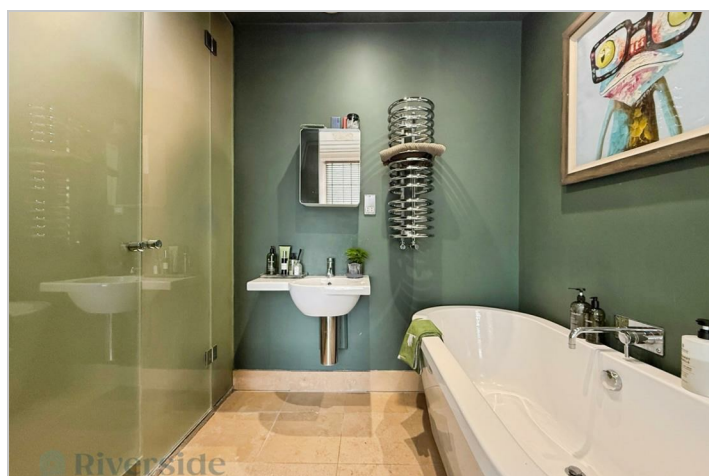
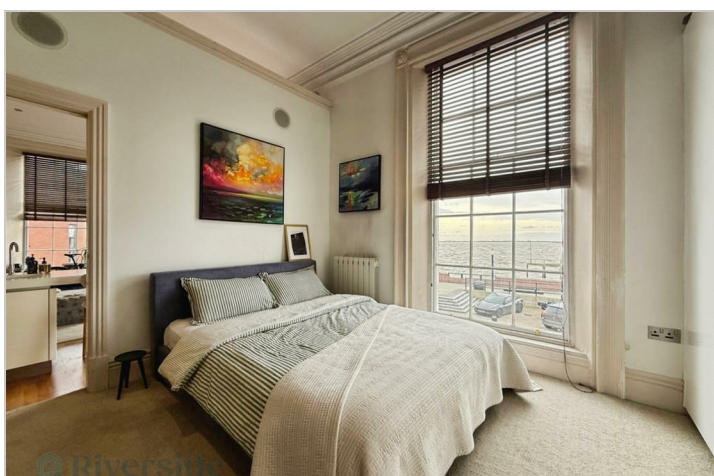
£1986.96 Per Annum. Paid monthly at £164.58 and includes a reserve fund.

Ground Rent:

N/A

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.



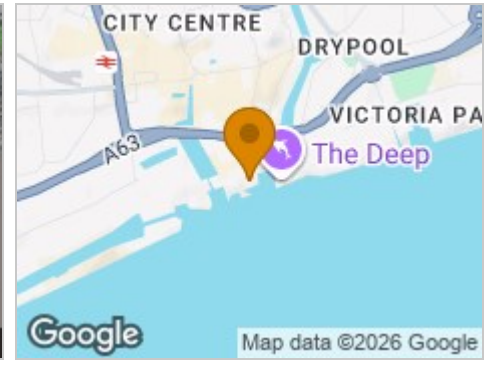
Road Map



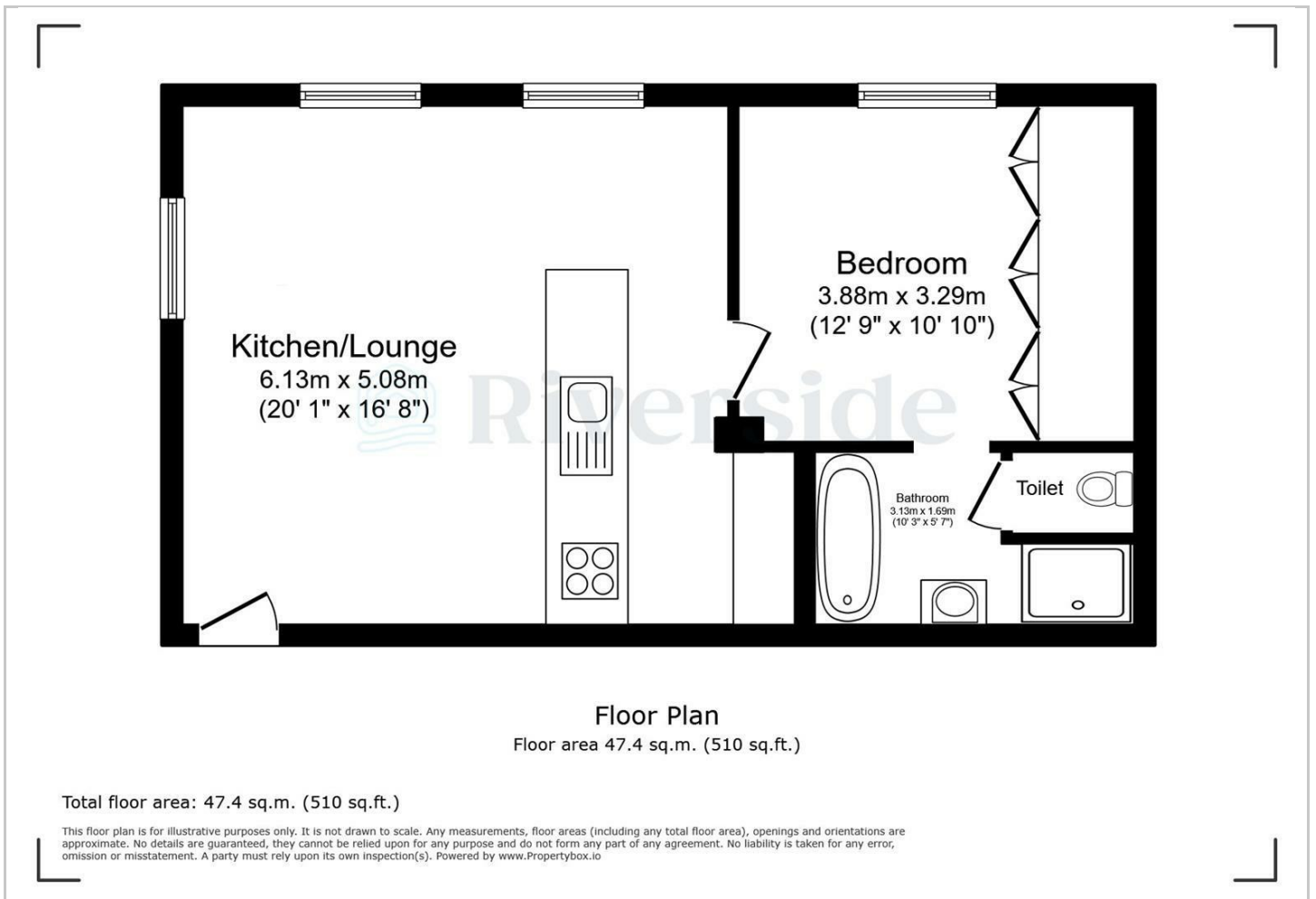
Hybrid Map



Terrain Map



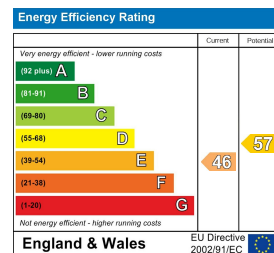
Floor Plan



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